

## 5 St James Lane, Shore Road, Whiteabbey, BT37 0FQ

**For Sale**  
Offers In Region Of  
**£495,000**

St James Lane is a quiet and highly regarded cul de sac of 5 only Detached homes, situated just off Shore Road at Whiteabbey. The property offers bright spacious family accommodation with stunning views of Belfast Lough towards County Down coast, Scotland and beyond. This is an outstanding home which we can recommend with utmost confidence.



Energy Efficiency Rating C.

**T:** 028 9080 0000

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Luxury Detached family home with breath taking panoramic views of Belfast Lough and the County Down
- 5 Bedrooms (three with ensuite shower rooms)
- Games room/Bedroom (6)
- 2 Reception rooms
- Luxury fitted kitchen with built in appliances open plan to dining area
- Deluxe bathroom
- Cloakroom/Utility room
- Phoenix gas central heating/Double glazing
- Piped for central vacuuming system
- Detached Garage



## GROUND FLOOR

### OPEN RECEPTION PORCH

**SPACIOUS RECEPTION HALL:** Luxury porcelain floor tiling

**CLOAKROOM:** Low flush WC, wash hand basin, mixer tap, mirror and light, extractor fan, porcelain flooring, under stair storage

**LOUNGE:** 20' 4" (into bay) (or 17'9") x 11' 8" (6.2m x 3.56m)  
Stunning views of Belfast Lough towards County Down coastline and beyond

**DINING ROOM:** 15' 2" x 13' 4" (4.62m x 4.06m)

**DRAWING ROOM:** 20' 4" (into bay) x 11' 8" (6.2m x 3.56m)  
Stunning views of Belfast Lough towards County Down coastline and beyond, open plan to:

**OPEN PLAN KITCHEN/DINING AREA:** 23' 8" x 14' 1" (or 16'7") (7.21m x 4.29m) Luxury range of high and low level units, granite worksurfaces, inlaid sink unit with vegetable sink and mixer tap, incorporated drainer, concealed lighting, built in Neff gas hob with inlaid island unit, Neff double oven, stainless steel American style fridge, stainless steel extractor fan, built in dishwasher

**UTILITY ROOM:** 8' 1" x 6' 4" (2.46m x 1.93m): Built in units, granite worksurfaces, single drainer stainless sink unit with mixer tap, porcelain flooring, extractor fan

### OPEN TREAD STAIRCASE TO FIRST FLOOR

**LANDING :** Generous gallery landing, spacious walk in hot press

**BEDROOM (1):** 13' 4" x 11' 7" (4.06m x 3.53m)

**ENSUITE SHOWER ROOM:** Luxury vanity unit with mixer tap, low flush WC, glazed shower unit with power shower and Aquajets tiling, extractor fan, luxury floor tiling

**BEDROOM (2):** 13' 4" (plus bay) x 11' 8" (4.06m x 3.56m)  
Magnificent sea views, dressing area off:

**ENSUITE SHOWER ROOM:** White suite, low flush WC, luxury sink with mixer tap, circular glazed shower unit with Aquajets, extractor fan, luxury floor tiling

**BEDROOM (3):** 11' 8" x 10' 6" (3.56m x 3.2m)

**BEDROOM (4):** 11' 8" x 10' 6" (3.56m x 3.2m)

**BATHROOM:** Modern white suite, panelled bath with mixer tap, low flush WC, luxury vanity unit with mixer tap, luxury tiling, extractor fan, storage

## SECOND FLOOR

**LANDING:** Gallery landing

**BEDROOM (5):** 20' 8" (into bay) x 13' 5" (6.3m x 4.09m)  
Velux window

**ENSUITE SHOWER ROOM:** Low flush WC, vanity unit with mixer tap, Aquajet glazed shower unit, tiling, luxury floor tiling

**GAMES ROOM/BEDROOM (6):** 20' 5" x 10' 6" (6.22m x 3.2m)  
Velux window, dressing room

### OUTSIDE

Front in lawn with wrought iron gates, breath taking views of Belfast Lough and the County Down coastline and beyond  
Rear in plants, trees and shrubs

**GARAGE:** 22' 0" x 10' 8" (6.71m x 3.25m)  
Detached matching garage, gas boiler, roller door, light and power











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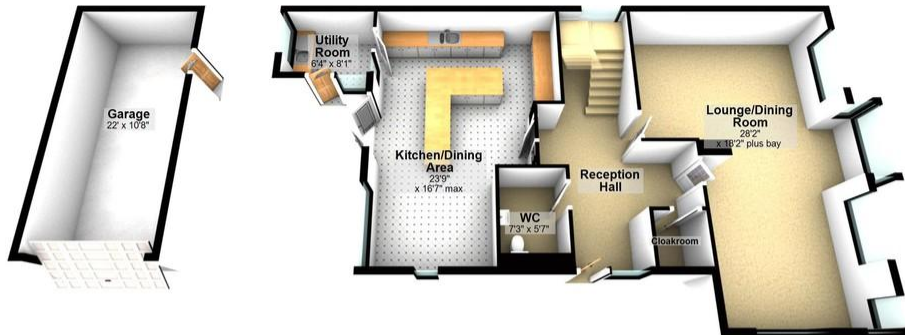


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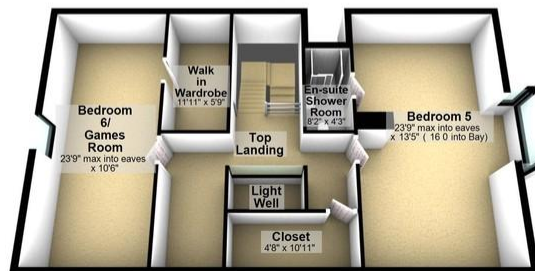
Ground Floor



First Floor



Second Floor



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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
contact us  
for any  
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



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