



50 EGLINTON STREET, PORTRUSH



X 7



X 2



X 7

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £495,000

50 EGLINTON STREET, PORTTRUSH

Situated in a superb location within walking distance of the town centre, West Strand beach and Royal Portrush Golf Club this traditional three storey townhouse offers a rare combination of charm, space and flexibility.

Immaculately presented, the property is currently run as a successful bed & breakfast, featuring six well appointed en-suite guest bedrooms and a private owner's apartment to the rear. Its generous layout and versatile design also make it ideal for reconfiguration into a spacious family home or a stylish holiday retreat in this ever popular coastal town.

Whether you're seeking a ready-made hospitality business or a beautifully finished residence by the sea, this exceptional property presents an outstanding opportunity in one of the North Coast's most desirable locations.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Currently operated as a 6 bedroom B&B with private owners accommodation.
- Potential to reconfigure as a spacious family home or holiday home.

ADDITIONAL INFORMATION

TENURE: Freehold

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

1.53 m x 1.96 m (5'0" x 6'5")

Laminate floor; door to the hall & dining room.

HALLWAY

Laminate floor; under stairs storage.

DINING ROOM

7.23 m x 3.96 m (23'9" x 13'0")

Bay window to the front; serving counter; laminate floor.

KITCHEN

4.14 m x 6.15 m (13'7" x 20'2")

Range of solid oak fitted units; laminate work surfaces; recessed sink & drainer with spray head attachment; space for range style cooker & American style fridge freezer; plumbed for dishwasher; island with fitted dining table; separate wash hand basin; recessed lighting; wood effect tiled floor.

REAR HALLWAY

UTILITY ROOM

1.73 m x 4.64 m (5'8" x 15'3")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; separate WC to include toilet & wash hand basin; recessed lighting; wood effect tiled floor; door to the rear.

LIVING ROOM

3.90 m x 3.59 m (12'10" x 11'9")

Wall mounted electric fire; Dutch door leading to the rear.

PRINCIPLE BEDROOM

4.00 m x 3.83 m (13'1" x 12'7")

Double bedroom to the rear; solid wood floor; recessed lighting; Dutch door leading to the rear.

PRINCIPLE BATHROOM

2.32 m x 3.88 m (7'7" x 12'9")

Spa bath; large tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; motion activated recessed lights; wood effect tiled floor.

FIRST FLOOR

BEDROOM 1

4.58 m x 3.85 m (15'0" x 12'8")

Double bedroom to the rear; door leading to the fire escape.

ENSUITE

2.28 m x 2.70 m (7'6" x 8'10")

Tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; tiled walls; wood effect tiled floor; recessed lighting.

BEDROOM 2

5.33 m x 2.46 m (17'6" x 8'1")

Double bedroom to the side.

ENSUITE

2.15 m x 2.18 m (7'1" x 7'2")

Tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; tiled walls; wood effect tiled floor; recessed lighting.

BEDROOM 3

3.28 m x 3.98 m (10'9" x 13'1")

Double to the side.

ENSUITE

2.39 m x 1.56 m (7'10" x 5'1")

Steps leading down to a tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; wood effect tiled floor; recessed lighting.

BEDROOM 4

5.26 m x 3.74 m (17'3" x 12'3")

Double bedroom with bay window to the front.

ENSUITE

3.05 m x 2.31 m (10'0" x 7'7")

Tiled shower cubicle; toilet; vanity unit with wash hand basin; wood effect tiled floor; recessed lighting.

SECOND FLOOR

BEDROOM 5

3.62 m x 3.98 m (11'11" x 13'1")

Double bedroom to the rear.

ENSUITE

1.69 m x 2.58 m (5'7" x 8'6")

Tiled shower cubicle; toilet; vanity unit with wash hand basin; wood effect tiled floor.

BEDROOM 6

3.48 m x 3.46 m (11'5" x 11'4")

Double bedroom to the front.

ENSUITE

1.71 m x 2.58 m (5'7" x 8'6")

Tiled shower cubicle; toilet; vanity unit with wash hand basin; towel radiator; wood effect tiled floor.

EXTERIOR

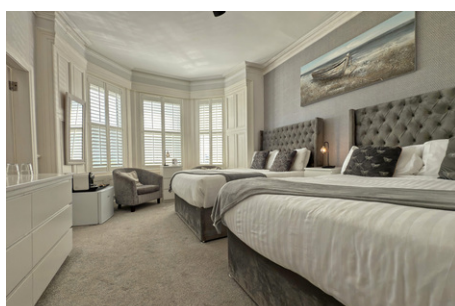
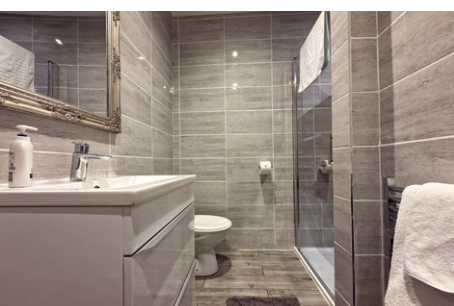
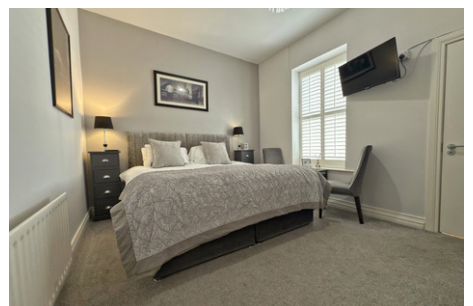
OUTSIDE FEATURES

- Paved patio area to the front.
- Fully enclosed concrete yard with pedestrian access to the rear lane.
- Outside light & tap.



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PHOTOS



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