



This unique collection of Waterside 'boathouse' style holiday home exudes a character and charm that will have wide ranging appeal.

Situated on the shore of Lower Lough Erne the tranquility and natural beauty of the setting makes this the perfect opportunity to purchase a holiday home of one's dreams.

The surrounding woodland benefits from a range of local wildlife and access to the water is a stone's throw away.

Offers Over
£325,000

7 Waters Edge,
Beleek,
Enniskillen,
BT93 2EH

Viewing by
appointment
through agent
028 9066 3030



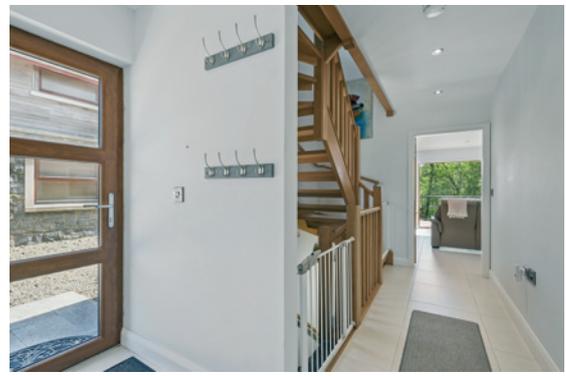
- Impressive 3 bedroom holiday lodge on the shore of Lough Erne
- Superb living/dining room & kitchen area
- Feature cast iron wood burner
- 3 well proportioned bedrooms, 2 with ensuite shower rooms
- Spacious decked balcony overlooking Lough Erne
- Large basement area with utility area & separate secure storage & boiler room
- Gas fired central heating
- Underfloor heating on ground floor/entrance level
- uPVC framed double glazed windows
- Deluxe shower room
- Communal woodland areas
- Access to Lough Erne (mooring costs additional levy)
- Electric car charging point

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Feature porcelain tiled floor.



LIVING ROOM: 16' 7" x 14' 11" (5.05m x 4.55m) Feature bi-folding doors to spacious balcony area, feature cast iron wood burning stove.



Open plan to . . .

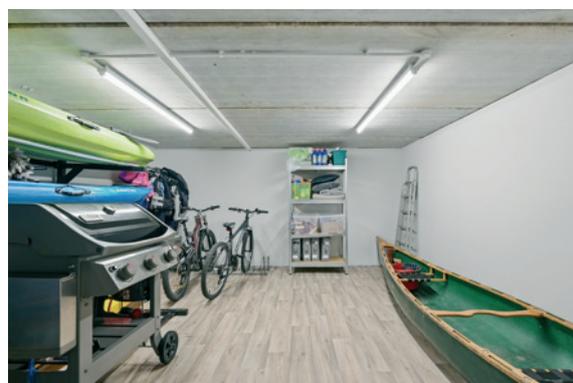
KITCHEN: 13' 10" x 8' 1" (4.22m x 2.46m) Superb modern kitchen with extensive range of high and low level units, plumbed for dishwasher, integrated fridge, built-in ceramic hob.



Lower Ground Floor

BASEMENT/RECEPTION ROOM: 23' 2" x 17' 9" (7.06m x 5.41m) Double doors to outside. Utility area plumbed for washing machine.

BOILER ROOM/STORAGE AREA: 17' 7" x 13' 8" (5.36m x 4.17m)



BEDROOM (3): 16' 7" x 11' 4" (5.05m x 3.45m) Wall-length range of wardrobes.

SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor.



First Floor

BEDROOM (2): 16' 7" x 14' 11" (5.05m x 4.55m) Range of built-in wardrobes.

ENSUITE SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor.



PRINCIPAL BEDROOM: 16' 7" x 14' 11" (5.05m x 4.55m) Superb range of built-in bedroom furniture.

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin, low flush wc, feature tiled walls and floor.





Location:

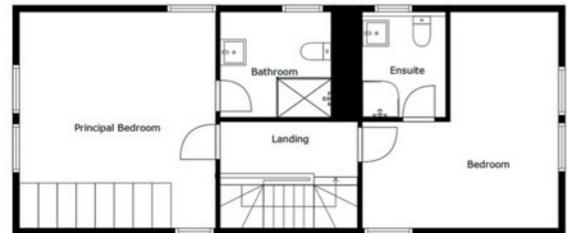
From Kesh take Boa Island Road towards Belleek, Waters Edge development is approximately 6 miles before Belleek.

Telephone 028 9066 3030

www.templetonrobinson.com



Floor 2



Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: D68
 Potential: D68
 EPC Landmark Code: 0310-2449-9560-2595-2115
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	← D68	← D68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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