



# Eglinton Street, Portrush

Offers Over £375,000

3 bedroom terraced house for sale

## Description

The interior is tastefully decorated throughout, featuring stylish finishes and with floor to ceiling windows the ground floor boasts an abundance of natural light.

The property also benefits from gas central heating, solar panels with storage battery, EV car charger and secure off-street parking. With a south-facing, enclosed outdoor area with pergola and built-in seating it is perfect for entertaining.

Situated in a prime central location, 15 Eglinton Lane is just a few minutes' walk from Portrush Train Station, the West and East Strand Beaches and Portrush Main Street with a range of shops and restaurants. Overall, 15 Eglinton Lane presents a fantastic opportunity for those looking to enjoy the peaceful coastal lifestyle that Portrush has to offer either as a full-time residence or second home. Early viewings advised to avoid disappointment.

Rates: £800.00 per annum (approx.)

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

## Tenure







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1024.73 ft<sup>2</sup>

Reduced headroom

8.76 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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