

## 56 (A) SCOTCH QUARTER CARRICKFERGUS BT38 7DP



Ground floor apartment

One bedroom

Set in a period house converted to apartments

Lounge open plan to kitchen

Kitchen boasts gloss white units with built in oven, hob and extractor

Bedroom has double doors to rear garden

White bathroom suite incorporating separate shower cubicle

Gas heating system & double glazing

Garden at the rear fully enclosed

Seafront location with sea views

Approximately 0.5 miles from the town centre

Ideal downsize, first time buy or investment property

Currently rented, Rental yields available on request

### Offers Around £82,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



### Lounge

13'10 x 12'5

Double glazed window to front aspect,  
radiator, open plan to kitchen



### Kitchen

8'6 x 8'

Range of high and low level units with roll  
edge worktops, inset stainless steel sink and  
drainer with mixer tap over, built in oven and  
four ring hob with extractor fan over, laminate  
wood floor

### Hallway

Doors to





### Bedroom One

18'2 x 8'11

Double glazed double doors to rear garden, radiator



### Bathroom

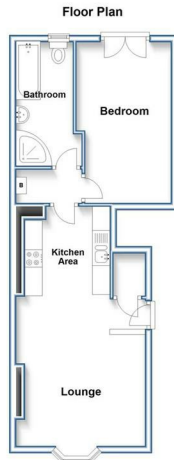
Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath, shower cubicle, radiator, ceramic tiled floor



### Garden and Grounds

Enclosed rear garden laid to stones with artificial grass

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17552453**













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