



ALBANY LODGE, 2 EGLINTON STREET, PORTRUSH



- SUBSTANTIAL TOWNHOUSE
- BUSINESS OPPORTUNITY
- EXCELLENT SEA VIEWS
- 11 BEDROOMS
- 3 RECEPTIONS
- 11 BATHROOMS

OFFERS OVER £795,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A spacious and immaculately presented townhouse situated in the centre of Portrush and enjoying stunning coastal views towards the East Strand and Skerrie Islands. The property currently operates as a successful B&B with 11 well appointed ensuite bedrooms and comfortable reception areas plus a self contained studio apartment which could provide further income.

FEATURES

- 11 bedrooms (all ensuite), kitchen with living area and office, utility room, lounge and dining room.
- Self contained studio apartment with ensuite facilities.
- Oil fired central heating plus solar water heating.
- Convenient town centre location only a short walk from both East and West Strand, Harbour and the towns many attractions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Part wood panelled walls; wood strip flooring.

DOWNSTAIRS WC:

Low flush WC; wash hand basin; laminate wooden flooring and tiled walls.

LOUNGE:

12'1 x 16'2

Marble fireplace; wood strip flooring; bay window to the front.

DINING ROOM:

12'5 x 22'4

Wood strip flooring; bay window to the front.

KITCHEN:

10'3 x 17'9

Range of high and low level units; laminate work surfaces; stainless steel sink unit; plumbed for dishwasher; breakfast bar; tiled flooring.

DINING AREA:

11'1 x 11'2

Tiled floor.

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UTILITY:

6'5 x 11'5

Plumbed for washing machine and dryer; vinyl flooring and door to the rear.

FIRST FLOOR**BEDROOM (1):**

20'2 x 11'9 at widest points.

Double bedroom with bay windows to the front. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (2):

12'5 x 16'3

Double bedroom with bay window to the front. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (3):

12'3 x 10'8

Double bedroom to the rear. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (4):

10'2 x 17'11

Double bedroom to the rear. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

SECOND FLOOR**BEDROOM (5):**

20'3 x 12'2 at widest points.

Double bedroom with bay window to the front. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (6):

12'6 x 16'5

Double bedroom with bay window to the front. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (7):

11'4 x 10'9

Double bedroom to the rear. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (8):

10'11 x 13'10

Double bedroom to the rear. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

THIRD FLOOR**BEDROOM (9):**

13'8 x 11'8

Double bedroom to the front. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (10):

12'6 x 21'11

Double bedroom to the front. Ensuite with spa bath; shower cubicle; low flush WC and pedestal wash hand basin.

BEDROOM (11):

10'8 x 14'7

Double bedroom to the rear. Ensuite with shower cubicle; low flush WC and pedestal wash hand basin.





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EXTERNAL FEATURES

STUDIO FLAT:

13'4 x 14'11

Access to the front patio; laminate wooden flooring; shower cubicle; low flush WC and wash hand basin.

- Enclosed yard to the rear; gate access to the side lane.
- Raised decking area to the front.

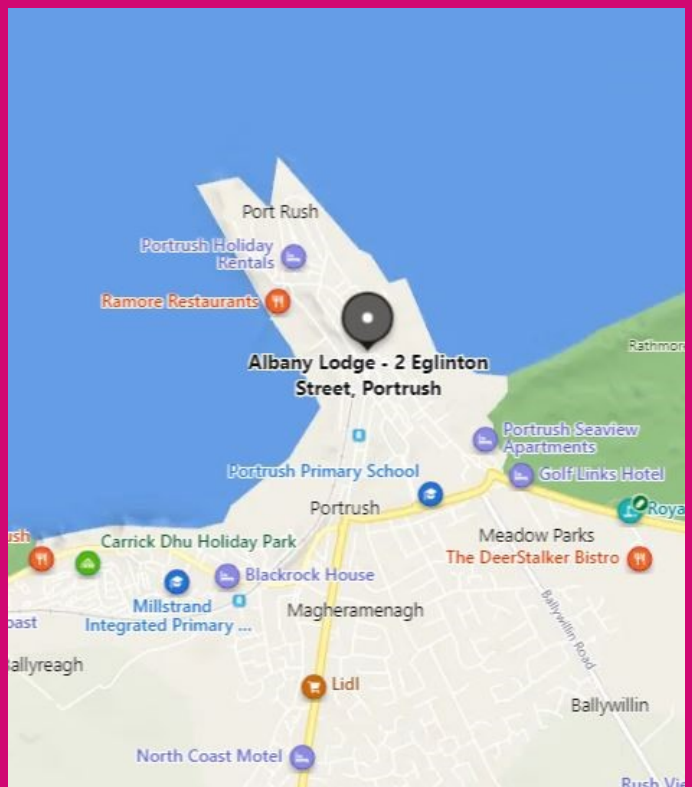
DIRECTIONS

From Portrush Harbour proceed through the town on Main Street where Albany Lodge will be located on the right hand side beside Portrush Presbyterian Church.

ADDITIONAL INFORMATION

TENURE: Leasehold (999 years)

ANNUAL RATES: £3869.93



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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