



21 St Ninians Court St. Ninians Road, Douglas, Isle of Man, IM2 4BY
Asking Price £312,500



- **SPACIOUS FIRST-FLOOR APARTMENT IN THE HEART OF DOUGLAS, FEATURING TWO DOUBLE BEDROOMS AND A BRIGHT LOUNGE/DINER WITH NATURAL LIGHT**
- **ELECTRIC CENTRAL HEATING.**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES, ALONG WITH A CONTEMPORARY BATHROOM AND AMPLE HALLWAY STORAGE FOR ADDED CONVENIENCE**
- **UPVC DOUBLE GLAZING.**
- **INCLUDES ALLOCATED PARKING, ACCESS TO WELL-MAINTAINED COMMUNAL GARDENS, AND LIFT ACCESS WITHIN THIS EXCLUSIVE DEVELOPMENT**
- **VIEWING - STRICTLY THROUGH DEANWOOD**



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This beautifully presented first-floor apartment is located in the prestigious St Ninians Court—an exclusive and well-maintained development in the heart of Douglas. Offering the perfect balance of comfort, space, and convenience, the property is ideally positioned just a short walk from local shops, restaurants, and excellent transport links.

Upon entry, a spacious and welcoming hallway sets the tone, offering access to all rooms along with two generous storage cupboards, ensuring plenty of space for coats, cleaning supplies, or other household essentials. The bright and airy lounge/diner is a standout feature, with large windows that flood the room with natural light, creating an inviting environment for relaxing, reading, or entertaining guests.

The well-appointed kitchen is fitted with a modern range of wall and base units, providing ample cupboard space and practical work surfaces. Integrated appliances include an electric hob, oven, and fridge/freezer, making it both functional and stylish. Whether you're cooking for one or hosting friends, this kitchen is designed for ease and efficiency.

There are two spacious double bedrooms, each well-proportioned and tastefully decorated. The principal bedroom offers open views over the surrounding area, with room for wardrobes and additional furnishings. The second bedroom is ideal for guests, a home office, or a hobby room—adding flexibility to the layout.

The contemporary bathroom is fitted with a walk-in shower, WC, and washbasin, all finished with sleek tiling and modern fittings, offering a clean and sophisticated aesthetic.

Additional benefits include electric heating and uPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

Residents of St Ninians Court enjoy access to beautifully maintained communal gardens, ample off-street parking, and lift access to all floors. With its central location and quiet, community-oriented atmosphere, this apartment is ideally suited.



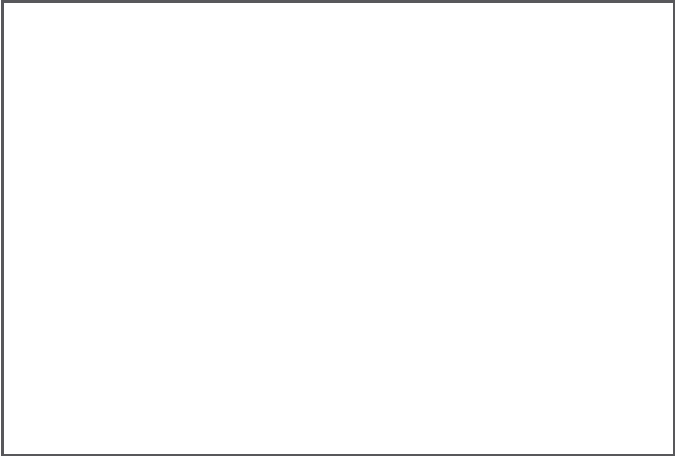
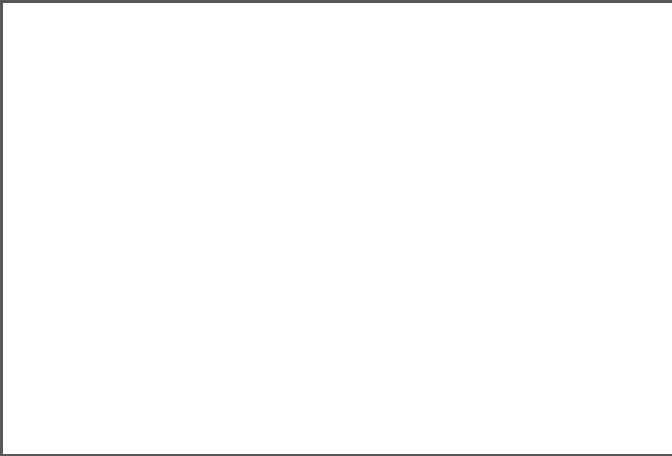




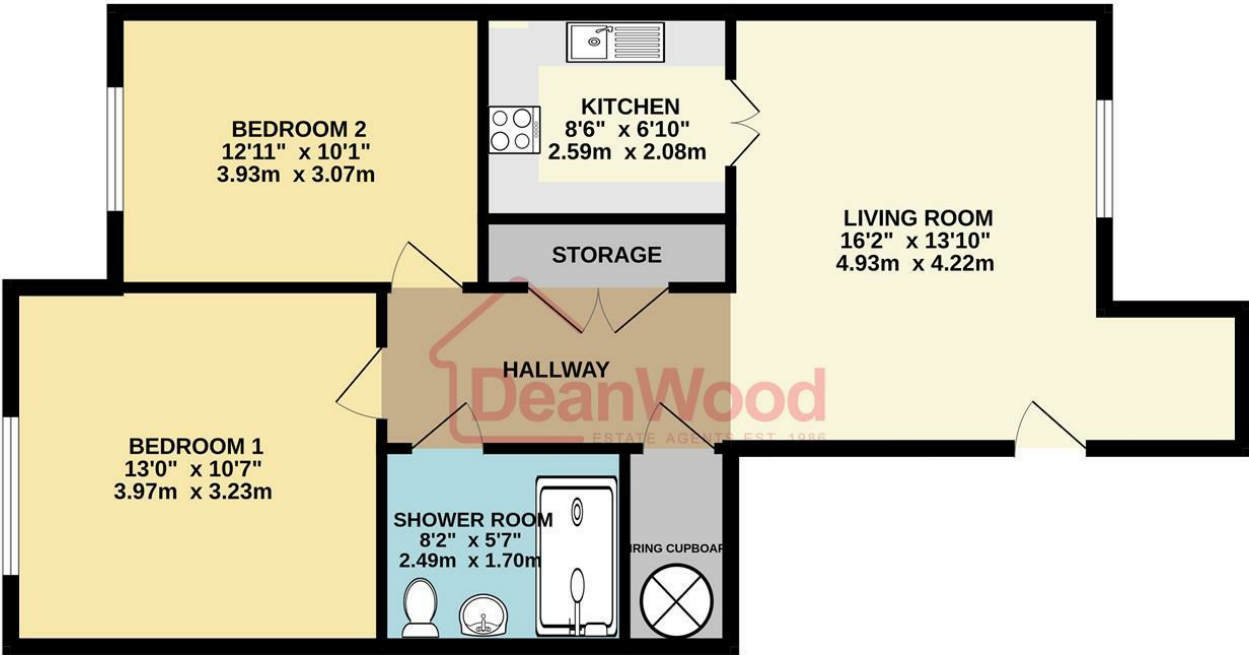








FIRST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.
Not to scale-for identification purposes only
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