



Elgin Cottage, 1 Mona Terrace, The Promenade, Castletown, IM9 1BH  
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**Asking Price £349,000**

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Beautifully presented seaside cottage, with spectacular views over the bay and towards the harbour. Accommodation comprises lounge, dining kitchen, 2 bedrooms, bathroom. Outside is a pretty rear garden, garage and parking area. The property is offered with no onward chain.



## LOCATION

Travelling out of Castletown towards the airport, proceed straight ahead at the 2nd roundabout into Shore Road. Continue to the junction and turn left onto The Promenade. Elgin Cottage is along on the left hand side overlooking the Bay.

## ENTRANCE PORCH

## LOUNGE

17' 0" x 12' 4" (5.18m x 3.76m)

Beautiful light and airy room with front bay window to enjoy the super direct sea views. Feature fireplace. Built-in cupboards and shelving. Beamed ceiling. Stairs to first floor. Opening to:

## DINING KITCHEN

17' 4" x 10' 8" (5.28m x 3.25m)

Superb bespoke quality fitted kitchen. French doors to rear garden.

## FIRST FLOOR

## HALF LANDING

Steps up to landing.

## BEDROOM 1

12' 5" x 10' 7" (3.78m x 3.22m)

Spectacular sea views and towards harbour. Built-in wardrobes and cupboards.

## WALK-IN WARDROBE & AIRING CUPBOARD

Hanging space and shelving. Gas central heating boiler. Used as airing cupboard.

## LANDING

## BATHROOM

Suite comprising bath, w.c., wash hand basin, half tiled walls.

## BEDROOM 2

11' 2" x 9' 0" (3.40m x 2.74m)

Rear aspect.

## OUTSIDE

Pretty rear patio garden. Steps up to rear access.

## GARAGE

Up and over door. Power. Parking in front.

## SERVICES

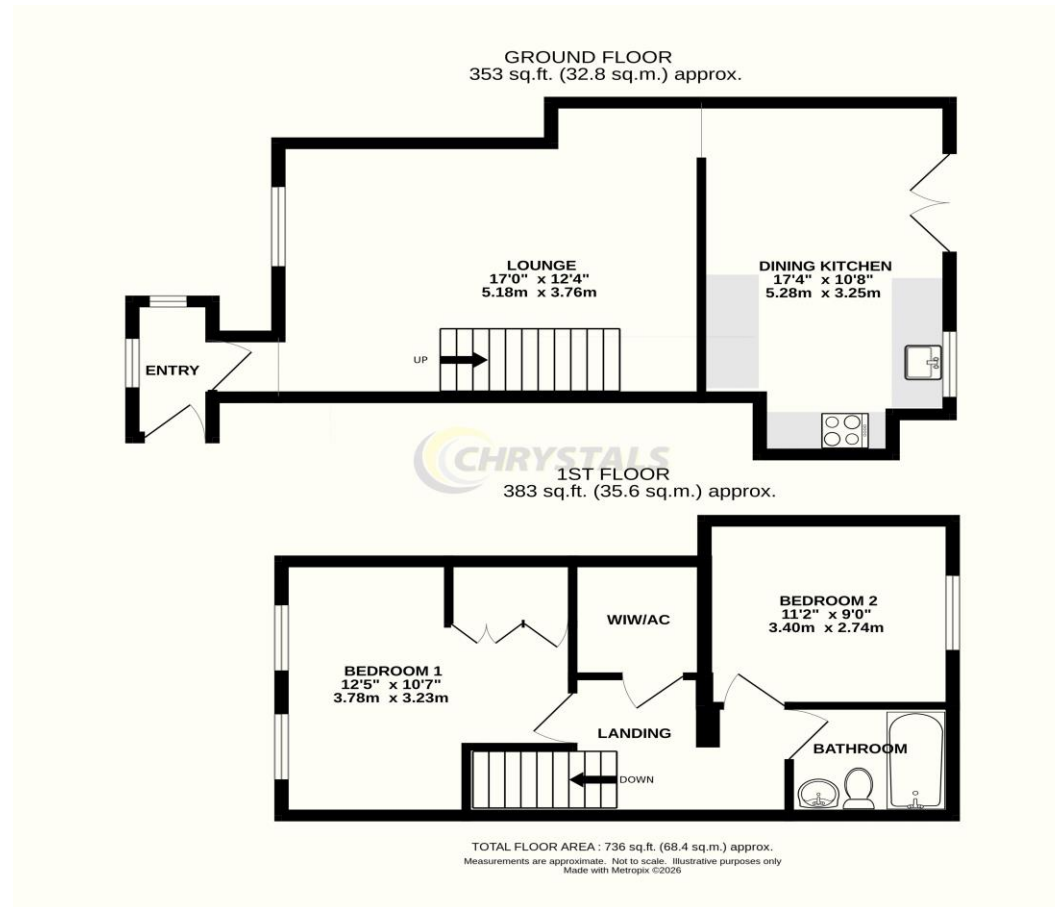
Mains water, drainage and electricity. Gas central heating.

## POSSESSION

Freehold. Vacant possession on completion. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







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Since 1854



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