

FOR SALE BY PRIVATE TREATY

162 KILTIPPER GATE

DUBLIN 24 D24N037

Asking Price

€295,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 086 0655 992 E info@tomohiggins.ie

2 Bed – 2 Bath 70sqm / 753sqft

ASKING PRICE €295,000

162 Kiltipper Gate presents a superb opportunity to acquire an immaculately presented, own-door first floor apartment that has been recently refurbished to an exceptional standard. Finished in contemporary style throughout, this turnkey home is ready for immediate occupation and will appeal to first-time buyers, downsizers and investors alike.

The bright and spacious accommodation is thoughtfully laid out and comprises a welcoming entrance hall with cloakroom/storage, a stylish open-plan living, dining and kitchen area, two generous double bedrooms with fitted wardrobes, a well appointed bathroom and a modern ensuite. Both bedrooms enjoy direct access to a private balcony, while a separate utility room provides excellent additional storage and laundry space.

The recently refurbished interior features quality laminate flooring throughout, recessed lighting, a modern fitted kitchen complete with integrated appliances and subway tile splashback, gas fired central heating, a security alarm and a floored attic accessed via a Stira staircase, offering valuable additional storage.

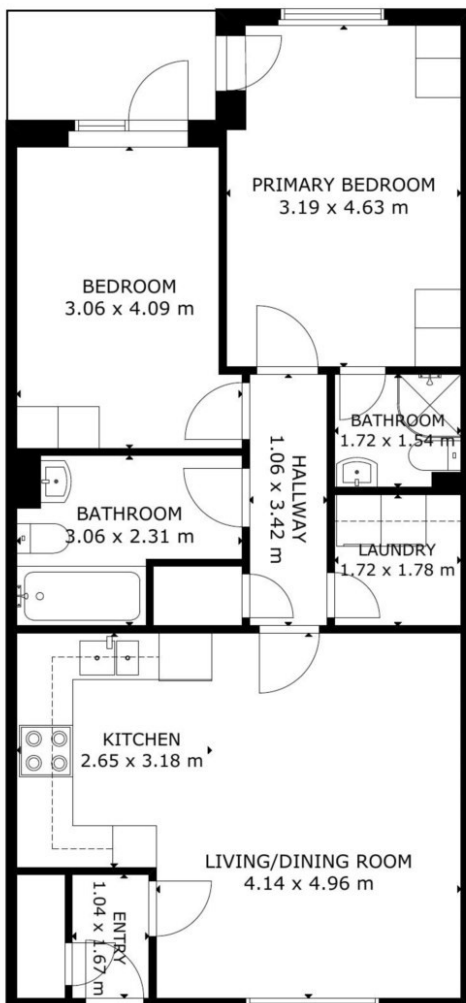
The property further benefits from communal parking and an exceptionally convenient location. The LUAS Red Line is within comfortable walking distance, providing quick and easy access to Dublin City Centre, while a number of Dublin Bus routes, including the 77X and 82, are also nearby. A wide range of local shops, schools, parks and amenities are all within easy reach.

Combining stylish interiors, generous accommodation and an excellent location, 162 Kiltipper Gate is a truly turnkey home where every detail has been carefully considered.



FEATURES

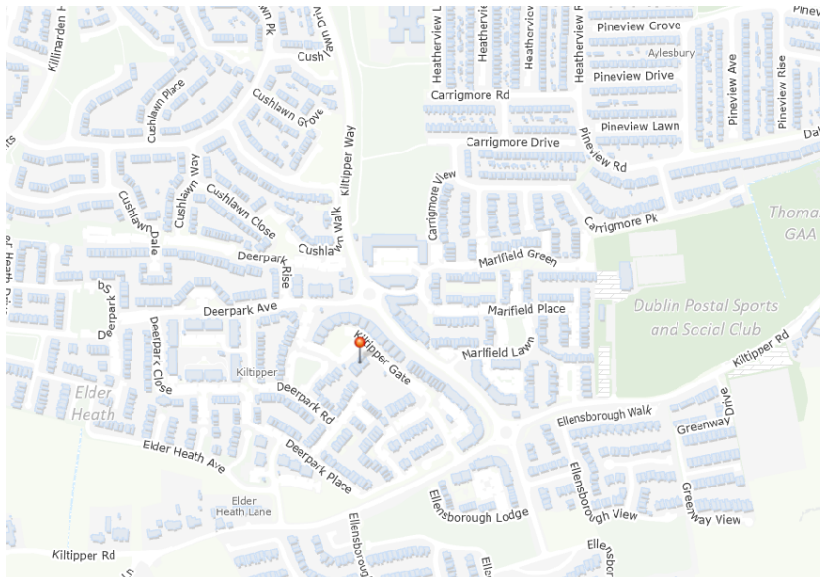
- Own Door, first floor apartment
- Gas fired central heating
- Modern fitted kitchen with integrated appliances
- Recessed lighting
- Attic storage with stira access
- Recently refurbished throughout
- Communal Parking
- Security alarm
- Private balcony
- Luas and Bus close by
- Owner occupied
- Service charge (approx. €1,300 pa)



BER

C1 No: 113268254 EPI: 170.49 kWh/m²/yr





Tom O'Higgins

ESTATE AGENT

Negotiator

Cormac O'Higgins

MIPAV TRV MMCEPI

086 0655 992

cormac@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730