

# For Sale

Asking Price: €60,000

**Sherry  
FitzGerald**  
Rainey



61 Burnside Park, Letterkenny,  
Co Donegal, F92 XD77

**BER D2**

[sfr.ie](https://www.sfr.ie) / [daft.ie](https://www.daft.ie) / [sherryfitz.ie](https://www.sherryfitz.ie) / [myhome.ie](https://www.myhome.ie) / [propertypal.com](https://www.propertypal.com)

A centrally located two-bedroom second floor apartment extending to 58.44 sq m (629 sq ft) approximately and situated just off Letterkenny's Lower Main Street, convenient to the abundance of amenities and facilities literally on the doorstep.

### Rental Potential & Management Fee

This apartment would likely achieve a rent in the region of €550 per calendar month.

The annual management fee of €850 covers building's insurance, refuse collection, cleaning of common areas, lighting etc.

### Accommodation

**Entrance Hall** 2.99m x 1.19m (9'10" x 3'11")

**Kitchen Area** 3.41m x 2.78m (11'2" x 9'1")

**Living / Dining Area** 4.76m x 3.60m (15'7" x 11'10")

**Bedroom** 3.02m x 2.77m (9'11" x 9'1") plus Walk in Wardrobe  
1.31m x 1.08m (4'4" x 3'7")

**Bedroom** 3.68m x 2.90m (12'1" x 9'6")

**Shower Room** 1.79m x 1.67m (5'10" x 5'6") plus 1.37m x 0.87m  
(4'6" x 2'10")

**BER** BER D2, BER No. 102166824

### Special Features & Services

- Town centre location.
- Gated development.
- Ample private parking.
- Top floor apartment.

### Directions

Proceed along Letterkenny's Main Street downhill into Lower Main Street. Having passed the County Library and the Yellow Pepper Restaurant on the left, take the next road to the right. Proceed through the gated entrance and No. 61 is located in the second block on the right.

### Viewing

Please contact us to make an appointment or register for viewings 24/7 on <https://mysherryfitz.ie> We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

### Negotiator

Mary Rainey

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sfr.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions.

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