

**Leonard Wilson Keenan North West**  
**Main Street**  
**Collooney**  
**Sligo**  
**F91 TX96**  
**t: 071 9300 800**  
**email: [hello@propertydirect.ie](mailto:hello@propertydirect.ie)**

## **Doon West, Gurteen**

### **Starting Bid: €350,000.00**



For sale by Leonard Wilson Keenan, North West via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring this stunning period property to the market.

The property was originally built in the early 1900s and has been tastefully restored, extended, and modernised to an extremely high standard.

Now boasting just over 2,800 sq ft and sitting on approximately 0.6 acres, Doon West offers space, luxury and the ideal opportunity to acquire a unique and fully restored period property.

Set in a quiet rural surround with a beautiful gravel driveway, large rear patio area and split-level rear gardens, this property not only offers ample spacious internal accommodation, it also offers expansive outdoor space including 2 outbuildings.

Doon West is centrally located with easy access to:

Sligo - 35 minutes  
Tubbercurry - 20 minutes  
Ballymote - 17 Minutes  
Ballaghaderreen - 11 minutes  
Gurteen - 6 minutes  
Ireland West International Airport (Knock Airport) - 23 minutes

Internal Accommodation:  
Porch: 2.12m x 1.72m  
Hall: 5.90m x 2.65m  
WC: 2.10m x 0.80m  
Dining Area: 5.87m x 6.99m  
Kitchen: 6.10m x 4.10m  
Main Bathroom (dressing area): 3.01m x 1.70m  
Main Bathroom (bath): 2.12m x 1.70m  
Master Bedroom Suite: 7.0m x 5.92m (inc. ensuite).  
Bedroom 2: 5.38m x 4.70m (inc. ensuite).  
Bedroom 3: 4.12m x 3.03m  
Bedroom 4: 2.94m x 5.30m

BER B3 / BER No: 115536518  
Overall Floor Area: 261 m<sup>2</sup>

To access the legal pack, please copy and paste the link below:  
<http://www.iamsold.ie/properties/79393e877d224e93824ba28ec708dcad/auction-pack>

TO VIEW OR MAKE BID Contact Leonard Wilson Keenan or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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