

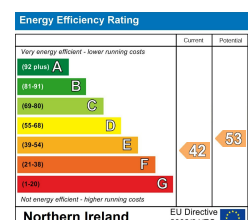


12 Edinburgh Street, Belfast, BT9 7DS

Price Guide £150,000

Conveniently located just off the Lisburn Road we are pleased to offer for sale this well presented terraced home which is likely to suit a range of prospective purchasers. Chain free, the accommodation comprises two reception rooms, well equipped kitchen, two good sized bedrooms and first floor bathroom suite. Oil fired central heating & PVC double glazing are both in place. Within walking distance to a host of amenities such as the coffee shops, cafes & restaurants of the Lisburn Road, Queens University and the City Centre viewing is recommended.

- Mid Terrace Property Located Just Off The Lisburn Road
- First Floor Bathroom Suite
- Two Reception Rooms
- PVC Double Glazing
- Two Good Sized Bedrooms
- Well Equipped Kitchen
- Oil Fired Central Heating
- Ideal First Time Buy, Investment Or Purchase For Parents Buying For Children Who Will Be Attending University
- Chain Free
- Walking Distance To City Centre, Queens University & Excellent Transport Links



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**

LIVING ROOM 12'5" x 8'10" (3.8 x 2.7)



Laminate wood floor.

DINING ROOM 10'2" x 8'10" (3.1 x 2.7)



Laminate wood floor.

KITCHEN 12'9" x 5'2" (3.9 x 1.6)



Range of high and low units, integrated oven, extractor fan, plumbed for washing machine, part tiled walls, tiled floor.

ON THE FIRST FLOOR

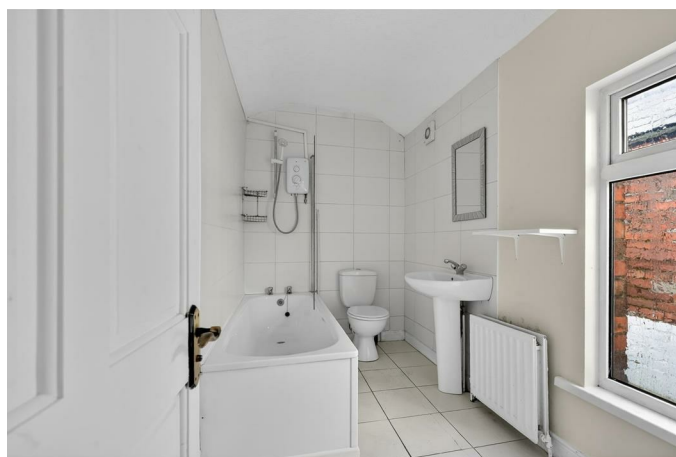
BEDROOM ONE 12'9" x 9'6" (3.9 x 2.9)



BEDROOM TWO 10'2" x 7'2" (3.1 x 2.2)



BATHROOM



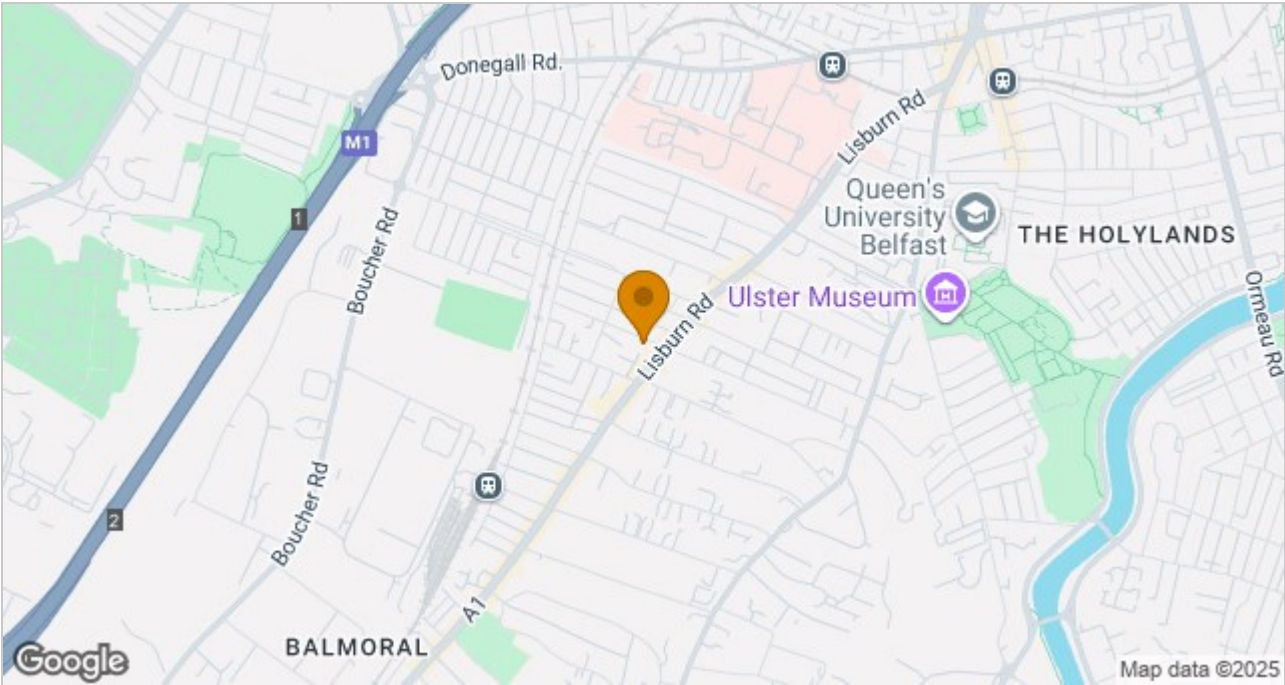
White suite comprising bath with electric shower over, low flush W.C, pedestal wash hand basin, part tiled walls, tiled floor.

OUTSIDE

Enclosed rear yard.

Floor Plan

Area Map



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