



25 Elaine Street, Belfast, BT9 5AR

Price Guide £275,000

Situated within the highly desirable Stranmillis area of South Belfast, this four bedroom, HMO approved property presents excellent opportunity for investors seeking a property in a prime rental location. Just moments from from Stranmillis road, the property is ideally positioned within walking distance to Queens University, Botanic Gardens and a wide range of local amenities. Internally the property comprises two reception rooms, modern kitchen, four good sized bedrooms and two separate shower suites. Further benefits include gas central heating and pvc double glazed windows. Currently tenanted, the property provides immediate rental income and represents a turnkey investment opportunity, therefore early viewing is advised.

- Fully licensed Four Bedrooms HMO property
- Two Receptions
- Two Shower Suites
- Currently tenanted with established rental income
- Within walking distance to Queens University
- Convenient Location
- Modern Fitted Kitchen
- Gas Heating / Pvc double glazed windows
- High demand area for student and professional lets

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	71
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

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



Tiled wood effect flooring.

LIVING ROOM 13'9" x 10'2" (4.2 x 3.1)



DINING ROOM 11'1" x 10'5" (3.4 x 3.2)



KITCHEN 10'5" x 7'10" (3.2 x 2.4)



Modern range of high and low level units, plumbed for washing machine, stainless steel sink unit with mixer tap, extractor fan, part tiled walls and tiled flooring.

ON THE FIRST FLOOR



LANDING

Built in storage with Gas boiler.

BEDROOM ONE 13'9" x 11'1" (4.2 x 3.4)



BEDROOM TWO 11'1" x 8'2" (3.4 x 2.5)



BEDROOM THREE 13'9" x 11'5" (4.2 x 3.5)



SHOWER SUITE ONE



White suite comprising low flush w.c, pedestal wash hand basin, thermostatic shower and part tiled walls.

SHOWER SUITE TWO

White suite comprising low flush w.c, pedestal wash hand basin, thermostatic shower and part tiled walls.

ON THE SECOND FLOOR

BEDROOM FOUR 11'5" x 8'2" (3.5 x 2.5)

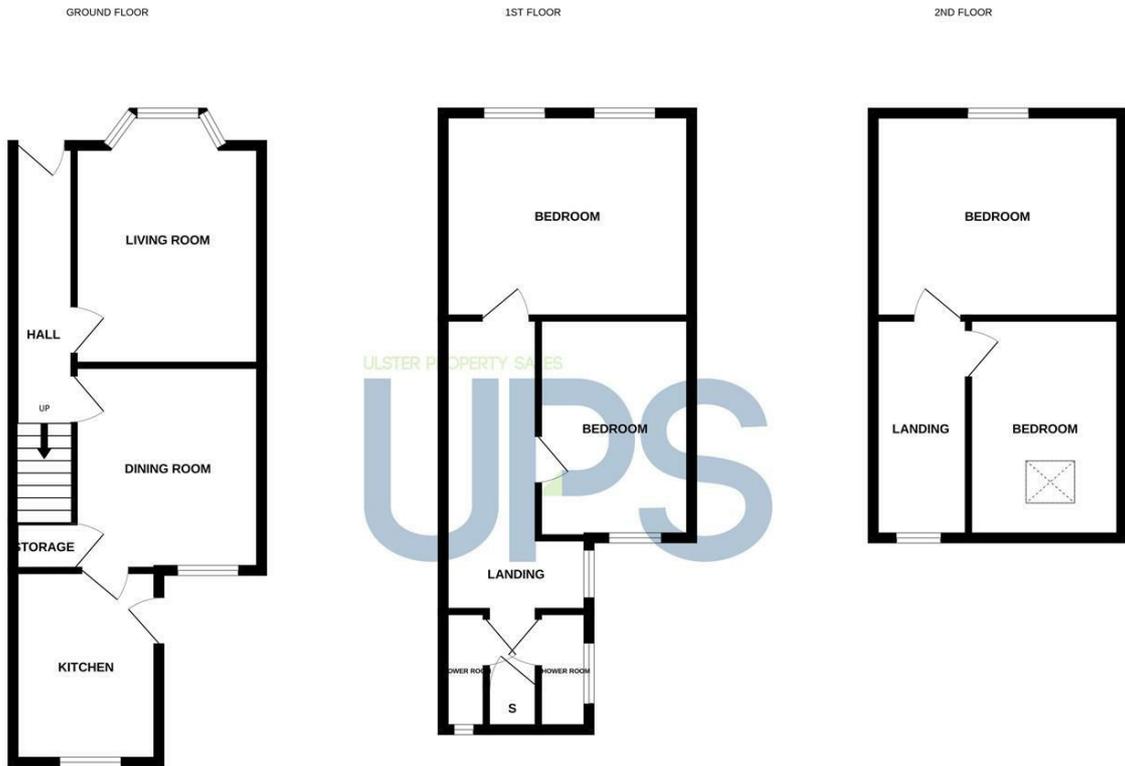


OUTSIDE



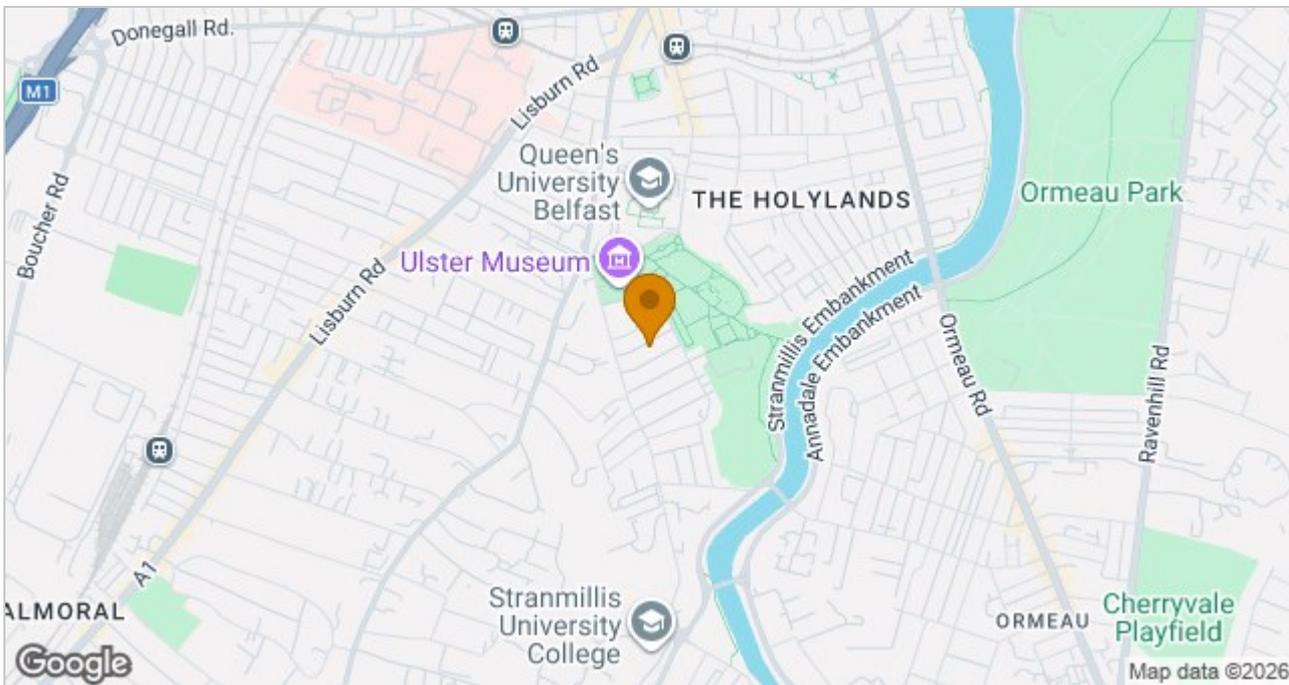
Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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 of representation of fact, but must satisfy themselves by inspection 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.

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