

**16 EDINBURGH STREET,  
OFF LISBURN ROAD,  
BELFAST ,  
BT9 7DS**



- **A Modern Extended Terrace Property**
- **Through Living/Dining/ Modern Kitchen**
- **Gas Central Heating & Double Glazed Windows**
- **Two Shower Rooms**
- **Four Bedrooms**
- **Popular Location off Lisburn Road**
- **HMO & CLUD Approval**

**Offers Around: £275,000**

A recently modernised and extended terrace off the Lisburn Road with HMO license and CLUD. Currently rented for £1900 a month. Offering excellent accommodation over two floors.

Comprising of an open plan living/dining/fully fitted kitchen. Four bedrooms and two bathrooms, gas central heating and double glazed throughout.

A popular and convenient location off the Lisburn Road, close to an array of amenities and easy access to Belfast City Centre.

Viewing recommended.

## Ground Floor

### ENTRANCE HALL:

Tiled floor.

**LIVING/DINING/ KITCHEN : 23' 0" x 9' 0" (7.01m x 2.74m)**

Tiled floor through out.

Kitchen has range of high and low level units, integrated oven, hob and stainless steel hood. 1.5 stainless steel sink unit, washing machine.

### REAR HALLWAY:

Store under the stairs. Access to rear yard.

### SHOWER ROOM:

Comprising of corner shower with shower doors and tiled. Low flush W/C, wash hand basin and tiled floor.

**BEDROOM (1): 12' 0" x 5' 0" (3.66m x 1.52m)**



## First Floor

### LANDING:

Large landing area and boiler room with Worcester boiler.

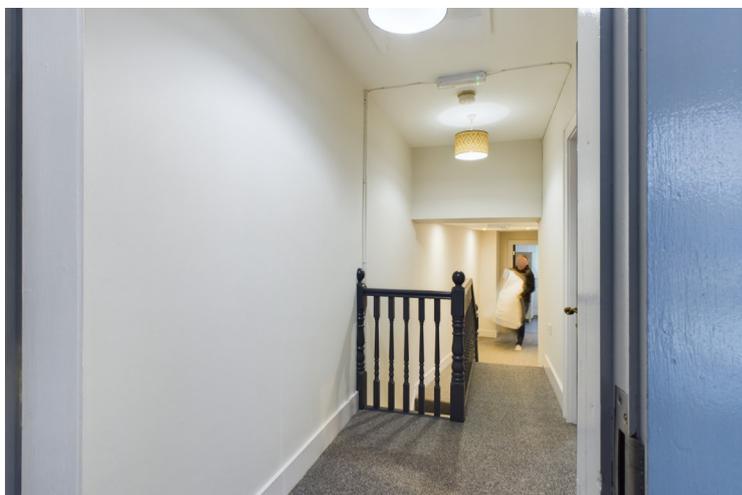
**BEDROOM (2): 9' 0" x 8' 0" (2.74m x 2.44m)**

**BEDROOM (3): 10' 0" x 7' 0" (3.05m x 2.13m)**

**BEDROOM (4): 12' 0" x 6' 0" (3.66m x 1.83m)**

### BATHROOM:

Redring shower with shower door, low flush W/C and wash hand basin.





**Outside**

**YARD:**

Enclosed to the rear.

**LOCATION**

Off Lisburn Road.

**Rates: £1247/per annum**

**Viewings by appointment.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

