



# 18 STRATHEARN LANE

Belfast BT4 2BT

---

*Offers Over*  
**£265,000**



MAISONETTE | 2  | 2  | 1 

A superbly presented two-bedroom duplex maisonette, ideally located within a modern and highly sought-after development on Strathearn Lane.

## KEY FEATURES

- Superb two-bedroom duplex maisonette set within a modern and well-maintained development on Strathearn Lane
- Impressive open-plan living and dining area, creating a bright and spacious atmosphere
- Excellent natural light throughout, thanks to multiple large windows across both levels of the property
- Stylish herringbone-style flooring in the main living areas, adding a contemporary and high-quality finish
- Well-appointed kitchen fitted with a range of wall and floor units and integrated appliances.
- Private balcony providing a pleasant outdoor seating area with an attractive outlook over the surrounding development
- Two spacious and well-proportioned bedrooms, both presented in excellent condition and offering flexible use
- Generous principal bedroom with fitted wardrobes, dual aspect windows and enhanced ceiling character
- Two-bathroom facilities including a main bathroom with bath and overhead shower, plus a separate ensuite shower room for convenience
- Covered parking located beneath the building, offering protection and added practicality
- Turnkey condition throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike



## ROOM DETAILS

### ENTRANCE

### GROUND FLOOR

Entrance Hall:

Stairs to First Floor:

### FIRST FLOOR

Bathroom:

*Living Room Open  
to Dining Room:*

34'11" x 12'2" at widest  
points

*Fitted Kitchen:*

10'0" x 9'0"

*Stairs to Second  
Floor:*

### SECOND FLOOR

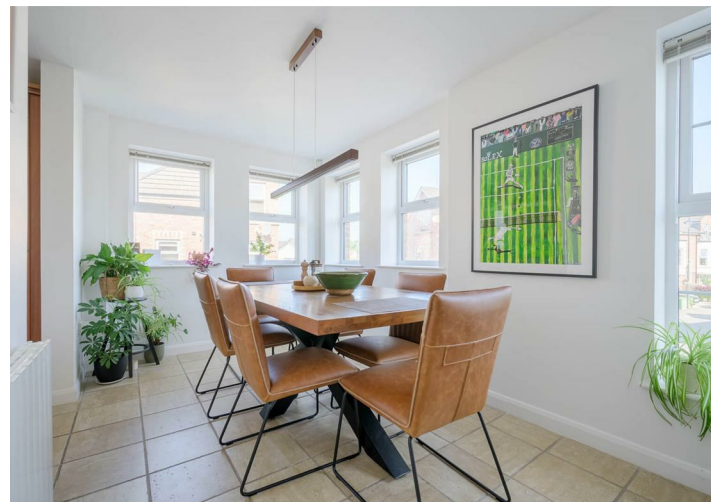
*Principal Bedroom:*

18'11" x 16'0" at widest  
points

*En Suite:*

*Bedroom Two:*

11'2" x 9'5"



## DIRECTIONS

*Travelling from the Hollywood Road along Circular Road continue past the turning for Cairnburn Road on the left hand side. Strathearn Lane is the next turning on the left after CIYMS sports grounds.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

