



This beautifully presented mid terrace property is nestled just off the ever popular Lisburn Road and offers a fantastic opportunity for first time buyers, investors or anyone seeking a comfortable home in a highly sought after location.

The accommodation comprises of a spacious open plan living, dining area boasting a bespoke media wall with modern slatted panelling and charming bay window. There is a modern fully fitted kitchen, shower room with white suite and upstairs two double bedrooms.

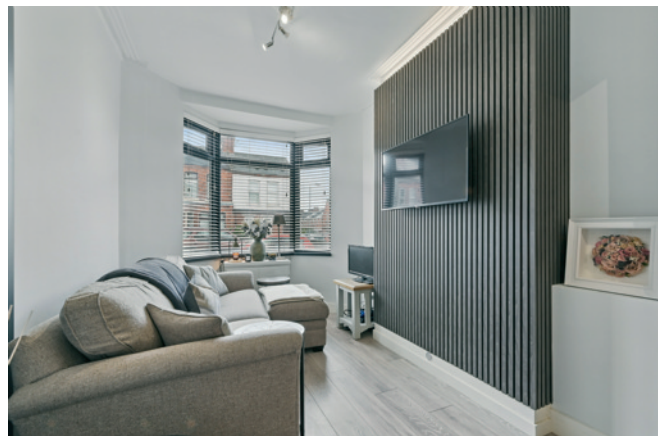
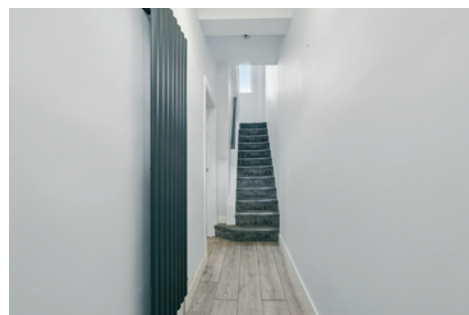
This home benefits from gas fired central heating and uPVC double glazing. Located within walking distance of local shops, cafes, Queen's University and excellent public transport links, this home combines convenience and charm in equal measure.

Offers Over
£199,950

55 Edinburgh Street,
Lisburn Road,
Belfast,
BT9 7DS

Viewing by
appointment
through agent
028 9066 3030

- Well presented 2 bedroom mid terrace off the Lisburn Road
- Contemporary kitchen with access to enclosed rear yard
- Spacious living, dining room with feature media wall
- 2 double bedrooms
- Shower room with white suite
- Gas fired central heating & uPVC double glazing
- Ideal for first time buyers, investors or anyone seeking a convenient & stylish home
- Within walking distance to local shops, cafes, Queen's University & public transport links



The Property Comprises:

Ground Floor

uPVC front door with glazed inset to . . .

RECEPTION HALL: Laminate wooden floor, floor to ceiling radiator.

LIVING/DINING ROOM: 22' 4" x 8' 7" (6.81m x 2.62m) (into bay window). Laminate wooden floor, feature timber cladding wall, storage downstairs. Glazed inner door through to . . .

KITCHEN: 9' 7" x 7' 7" (2.92m x 2.31m) Range of high and low level units, laminate work surfaces, built-in oven, four ring ceramic hob with extractor fan above, plumbed for washing machine, single drainer sink unit, part tiled walls, porcelain tiled floor, low voltage spotlights.

Glazed inner door to . . .

REAR HALLWAY: Concealed built-in gas fired boiler, additional built-in cupboards, laminate worktops, ceramic tiled floor, part tiled walls, porcelain tiled floor, uPVC double glazed access door to rear yard.



SHOWER ROOM: White suite comprising low flush wc, chrome heated towel rail, built-in shower cubicle with chrome overhead shower unit, vanity unit with chrome mixer tap and built-in cabinet below, ceramic tiled floor, fully tiled walls, extractor fan.



First Floor

LANDING: Access to partly floored roofspace via Slingsby type ladder.

BEDROOM (1): 12' 8" x 9' 4" (3.86m x 2.84m) Feature tiled wall, built-in shelving, additional built-in cupboard and wardrobe.

BEDROOM (2): 10' 6" x 7' 7" (3.2m x 2.31m)

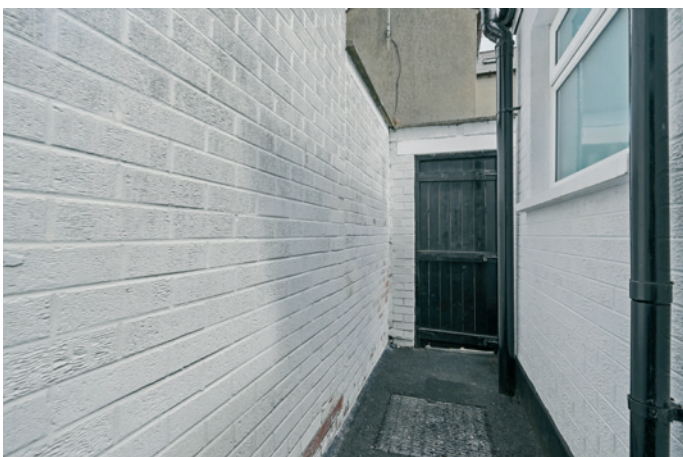


Outside

Front forecourt, enclosed rear yard.

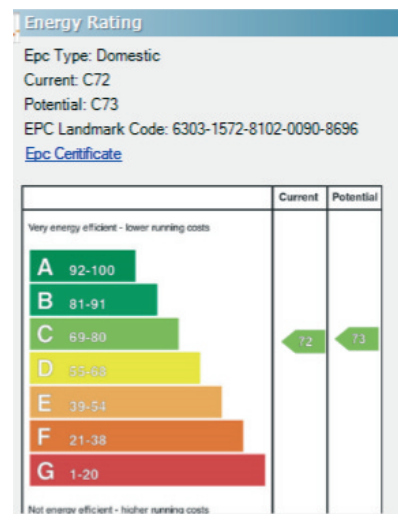
Location:

Coming out of Belfast city centre on the Lisburn Road turn right into Edinburgh Street which is the third on the right hand side after Tates Avenue.





Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

