



NICHOLAS  
RESIDENTIAL



## Room 2 9 Eglantine Avenue , Belfast, BT9 6DW £595 Per month

Welcome to 9 Eglantine Avenue!

This is a substantial mid-terrace property ideally located off the highly desirable Lisburn & Malone Road areas of South Belfast. The location is within a few minute's walk of shops, cafes, bars and restaurants, with easy access to Belfast City Centre. Motorway and transport links are close by along with Queen's University, the City and Royal Victoria and hospitals.

The property is available on an all-inclusive room rental basis, making it a hassle-free option as electricity, heating, and unlimited wifi are all included. The modern conveniences of uPVC double glazing and gas-fired central heating ensure a cosy and energy-efficient living space.

Internally the property comprises; a spacious communal living/dining area and, a large kitchen with a wide range of high and low level units and kitchen appliances. On the first floor, there is a communal shower room and each bedroom benefits from a modern ensuite shower room. The property also benefits from uPVC double glazing and gas-fired central heating.

\*Double Bedrooms with an Ensuite Shower Room - Monthly Rent Includes Electricity, Heating and Wifi\*

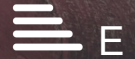
\*12 Month Contracts\*

Contact us on 02890388383 to Arrange your Personal Viewing

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Substantial Mid Terrace Property Located on Eglantine Avenue in South Belfast
- 8 Spacious Bedrooms all with Modern Ensuite Shower Rooms
- Spacious Communal Living/Dining Area
- Large Kitchen/Dining Area with Appliances
- uPVC Double Glazed
- Gas Fired Central Heating
- Fully Furnished
- Ensuite Double Rooms - Electric, Heat and Wifi Included in the Monthly Rent
- 12 Month Contracts
- Close to Queens University, Royal Victoria and Belfast City Hospitals



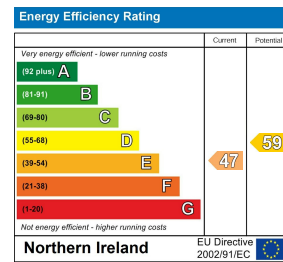
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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