



## 75 Melrose Street

, Belfast, BT9 7DP

£162,500

Welcome to 75 Melrose Street!

This mid-terrace property is ideally located just off the Lisburn Road in South Belfast — perfectly placed for a wide range of social and recreational amenities. It's also within walking distance of Queen's University, Belfast City Hospital, and the Royal Victoria Hospital, making it an excellent choice for an investor or owner-occupier.

Internally, the property comprises of: an entrance hall, two reception rooms, galley style fitted kitchen with a range of high and low-level units. On the first floor, there are two good-sized bedrooms and a fully tiled bathroom with a four-piece suite. The property also benefits from uPVC double glazing and oil-fired central heating.

Externally, there is an enclosed front forecourt with grass and an enclosed yard to the rear.

Rates - £1,295.06 pa

Contact us on 02890388383 to arrange a viewing.

Nicholas Residential have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We

- Mid Terrace Located off the Popular Lisburn Road in South Belfast
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Fully Tiled Bathroom with Four Piece Suite
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Yard to the Rear
- Ideally Suited for an Investor or Owner Occupier

### Viewing

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



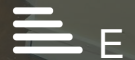
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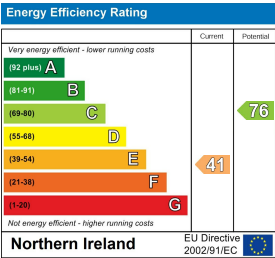
Floor Plan



Area Map



Energy Efficiency Graph



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