

SELLING AGENT



Unit 6, Orpen Shopping Centre,
Upper Lisburn Road, Belfast

028 9030 8855

www.douganproperty.com



BALMORAL GATE

MUSGRAVE PARK
BELFAST
BT9

Perched in a highly sought-after area of Belfast, the exclusive development of Balmoral Gate boasts convenience and accessibility for its residents.

With close links to the popular Lisburn Road and Boucher Road, residents of Balmoral Gate can truly experience all that this accessible location has to offer. From outstanding shopping complexes, and excellent eateries, to open green spaces in the form of Balmoral Golf Club and Musgrave Park, there is certainly much to do in this admired area.

What's more, with an ideal location comes easy access to a multitude of all-important amenities. From schools, convenience stores and Musgrave Park Hospital, to exceptional entertainment and leisure facilities, homeowners have everything they may need located just minutes from their doorstep.

Showcasing a collection of immaculately designed townhouses and apartments, Balmoral Gate would be perfect for young professionals and growing families wishing to settle down in a secluded area, all the while benefitting from a close proximity to Belfast City Centre.

Designed to an impeccably high standard, these homes guarantee comfortable and modern living. With townhouses boasting external private gardens, and apartments benefitting from car parking in a secure, gated environment, it's easy to see the appeal of this unique development.

With nearby public transport links, travel has never been easier. Thanks to Balmoral Train station and easy access to bus routes, Belfast City Centre is only a short journey away. For commuters travelling further afield, Balmoral Gate also provides easy access to the M1 Motorway.



Location Map



Travelling Distances

Lisburn Road	0.5 Miles
Belfast City Centre	2.5 Miles
Lisburn	6 Miles
Hollywood	8.5 Miles
Antrim	17 Miles
Portrush	57 Miles
Dublin	101 Miles
George Best Belfast City Airport	8 Miles
Belfast International Airport	14.5 Miles



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.



Balmoral Rail Halt



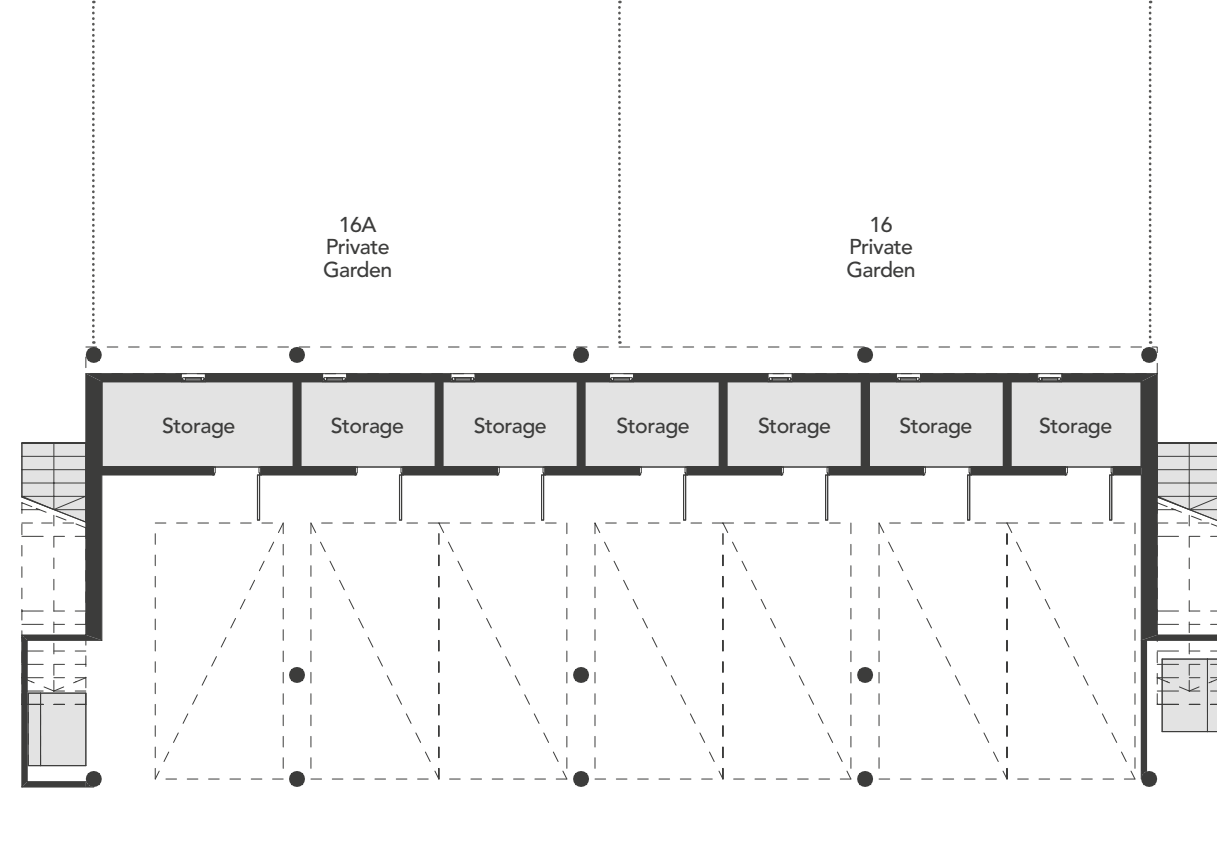
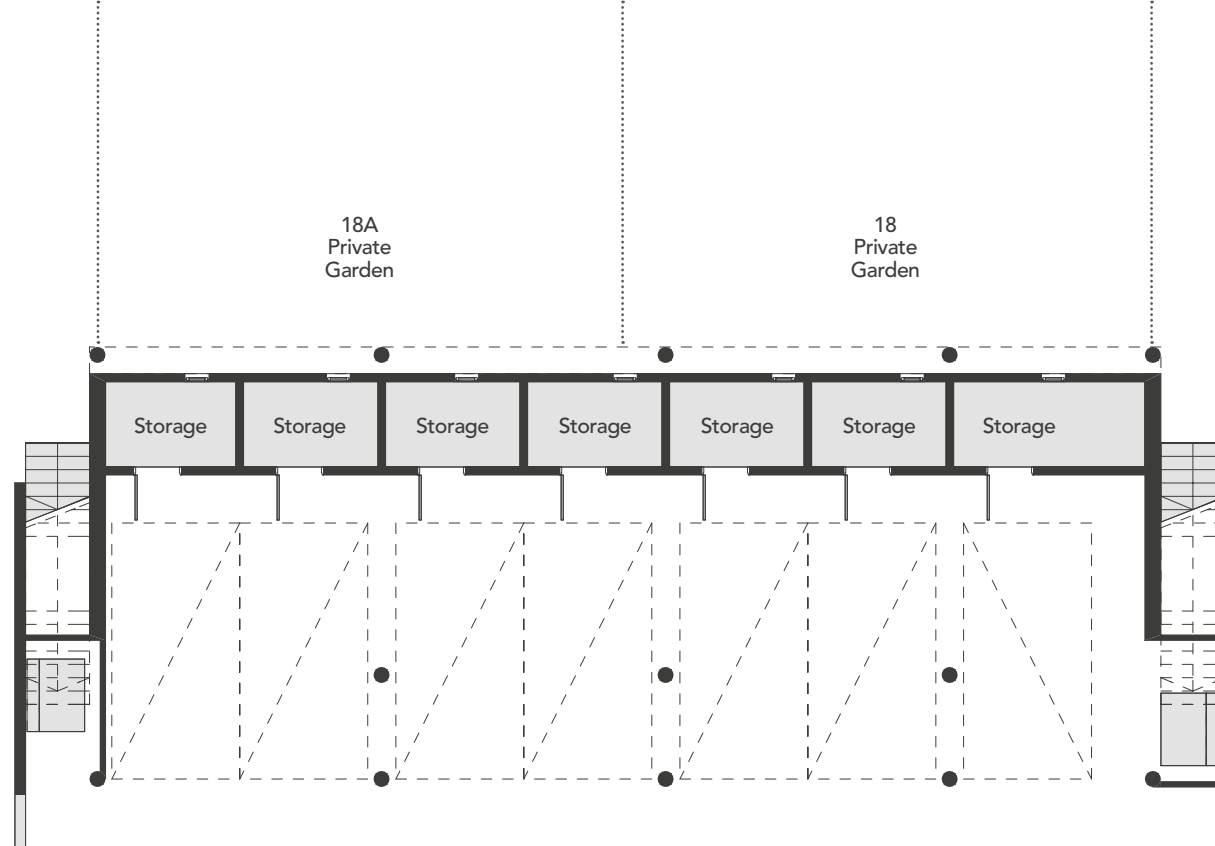
Musgrave Park



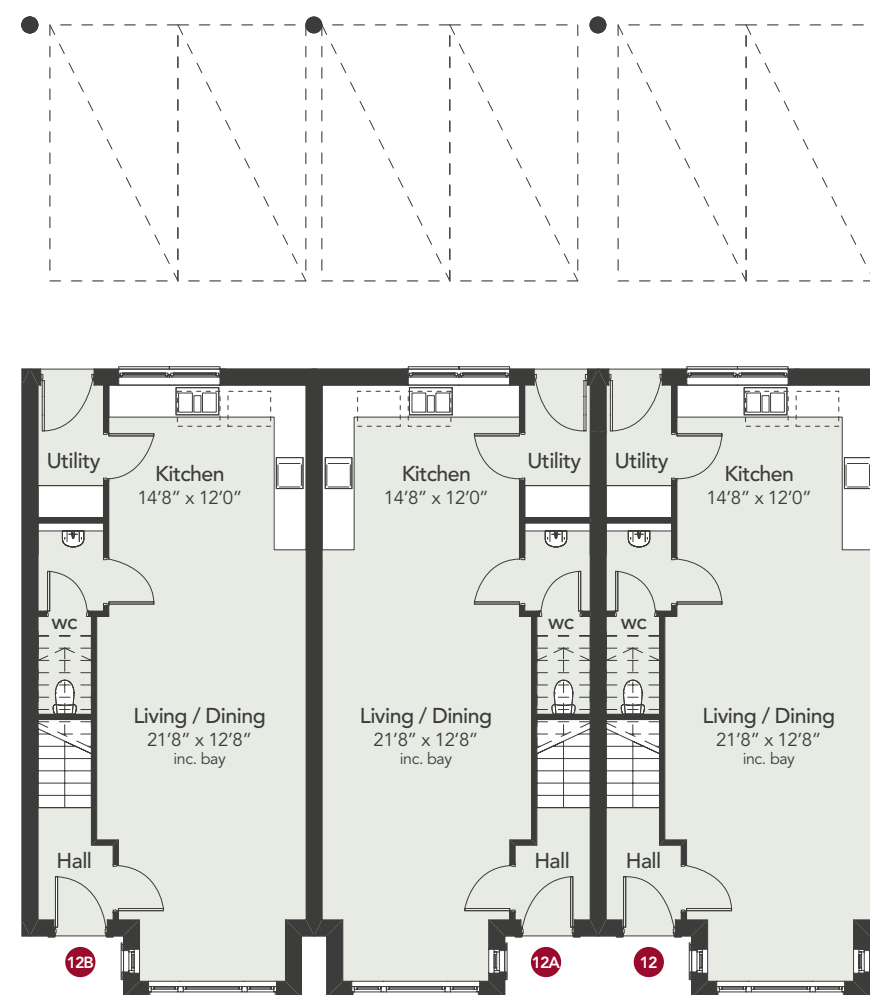
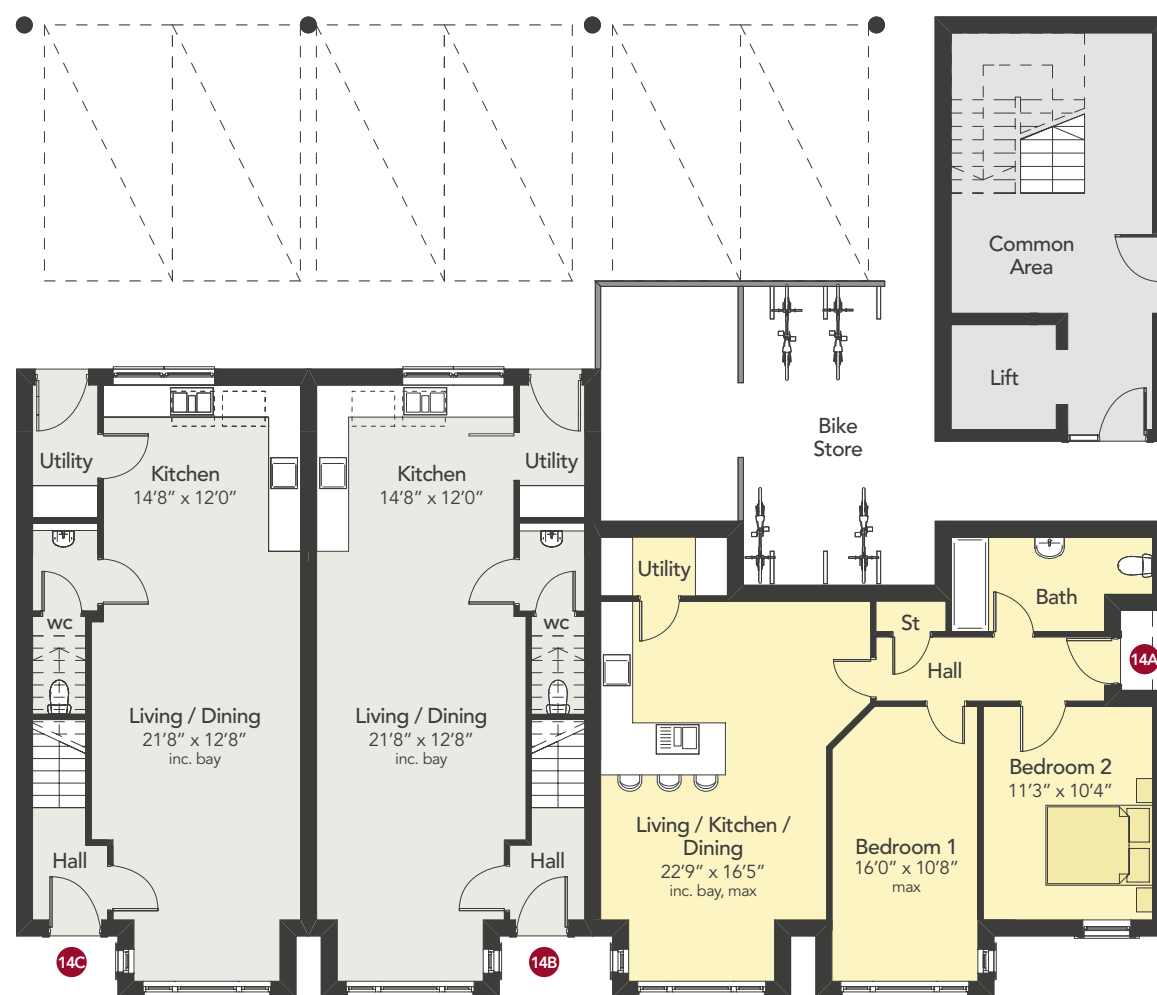
M&S Lisburn Road



Ground Floor



Secure Internal
Car Parking



Electronic
Entrance Gates

First Floor





Computer Visual



Aerial image from Musgrave Park looking towards Balmoral Gate

Second Floor



M U S G R A V E P A R K C O U R T

Third Floor

Total Floor Areas

SITE DESCRIPTION	APPROXIMATE FLOOR AREA
Townhouses 12, 12A, 12B, 14B, 14C	1460 ft ²
Apatment 16	770 ft ²
Apatment 16A	770 ft ²
Apatment 18	770 ft ²
Apatment 18A	770 ft ²



MUSGRAVE PARK COURT

The versatility of this location makes it perfect for any buyer, from young professionals commuting to Belfast or Lisburn, to families and downsizers looking to lay down roots in a thriving community



All in the detail

KITCHEN

- Impressive high quality modern units with soft close drawers and doors all with a breakfast bar, choice of doors, handles, worktop with upstand and feature glass behind hob
- Island unit to townhouses
- Concealed LED under lighting to high level wall units
- Electric hob and stainless steel electric oven and glass extractor unit (where applicable)
- Integrated electrical appliances to include 70/30 fridge/freezer, dishwasher, washer/dryer and microwave

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door (where applicable) or thermostatically controlled shower to bathrooms and ensuites
- Chrome heated towel rail in bathroom and ensuite
- Recessed mirror to bathroom
- Mirror to ensuite (where applicable)
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled

HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock for improved efficiency to townhouses

FLOORING

- Tiling throughout the ground floor to townhouses
- Tiling to kitchen areas in apartments
- Tiling to bathroom and ensuite (where applicable)
- Stairs, landing and bedrooms finished with quality carpets and underlay to townhouses
- Entrance hall, living area and bedrooms finished with quality carpets and underlay to apartments

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen and master bedroom
- Your new home has fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to your chosen provider
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to living area, kitchen, bathroom and ensuite (where applicable)

EXTERNAL FEATURES

- Composite entrance door with 5 point locking system to townhouses
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Communal lift in main building for access to apartments on the first, second and third floor
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Electric entrance gates operated by your mobile phone or passcode with allocated and secure car parking spaces
- Allocated external storage room in secure car parking area
- Feature external lighting to front door
- Management company will be formed to organise the upkeep and well-being of the development
- Balmoral Gate has been designed by award winning architects Coogan & Co. Architects with the objective to create high quality, beautiful homes to enhance people's lives and reflect and strengthen local character

WARRANTY

- Global 10 year home warranty



These images reflect the style of finish at Balmoral Gate and are used for illustrative purposes.

