



This impressive three storey terrace has been thoughtfully refurbished and enhanced with a double storey extension creating a spacious and modern home in one of south Belfast's most popular locations. Just a short walk from the bustling Lisburn Road and Queens University, the City and Royal Victoria hospitals, it offers exceptional convenience and lifestyle appeal.

The accommodation is generously proportioned over three floors and comprises of bright living room, a contemporary kitchen open to dining area, ideal for outdoor entertaining along side four good sized bedrooms, two of which benefit from an ensuite shower room. Additional features include Phoenix gas central heating and uPVC double glazed windows throughout.

A rare opportunity in this highly sought after area with recent sales achieving excellent results, early viewing is strongly recommended.

Offers Over  
£295,000

48 Edinburgh Street,  
BELFAST,  
BT9 7DS

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Viewing by  
appointment  
through agent  
028 9066 3030



- Well presented three storey terrace property situated off the Lisburn Road
- Double storey extension to rear
- Living room
- Modern fully fitted kitchen open to ample dining area
- 4 good sized bedrooms, 2 incorporating ensuite shower rooms
- Bathroom with white suite
- Phoenix gas centra heating / uPVC double glazed windows
- Within walking distance of many local amenities on the Lisburn Road, including Queens University, City & Royal hospitals & the city centre
- Ideal for home owners or landlords
- Up to HMO standard, subject to the necessary permissions

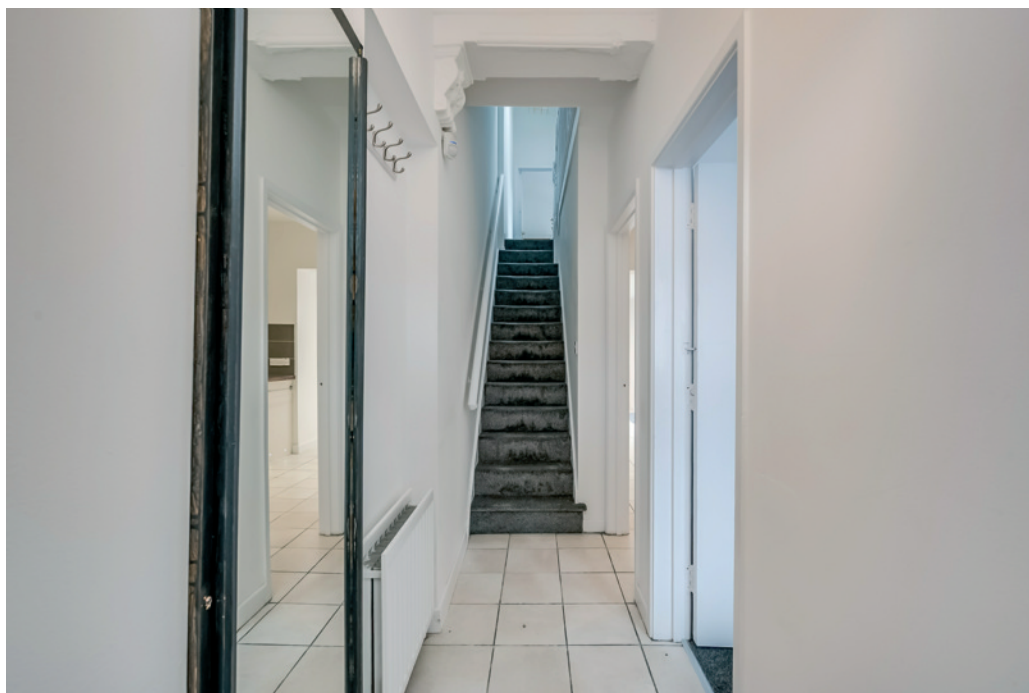


The Property Comprises:

## Ground Floor

Hardwood glazed front door to . . .

RECEPTION HALL: Ceramic tiled floor.



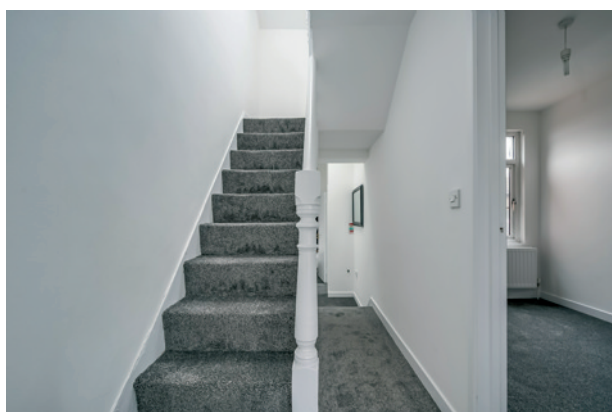
LIVING ROOM: 13' 3" x 8' 8" (4.04m x 2.64m) (into bay window).



KITCHEN/LIVING/DINING: 28' 9" x 9' 5" (8.76m x 2.87m) Range of high and low level units, laminate work surfaces, built-in oven, four ring ceramic hob with extractor fan above, stainless steel single drainer sink unit with mixer tap, ceramic tiled floor, part tiled walls, low voltage spotlights. Open to ample dining and living area with low voltage spotlights, storage under stairs, double glazed sliding door to rear yard.



REAR PORCH WITH UTILITY AREA: Range of low level units, plumbed for washing machine.  
DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, uPVC double glazed access door to yard.





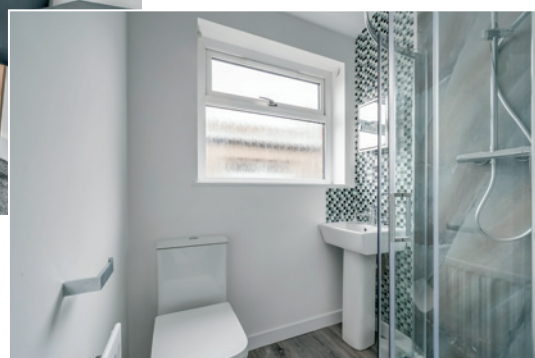
## First Floor Return

**BATHROOM:** White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, jacuzzi bath, built-in shower unit with uPVC panelled splashback, laminate floor, extractor fan.



**BEDROOM (1):** 10' 6" x 7' 8" (3.2m x 2.34m) Dual aspect windows, uPVC double glazed French doors to Juliett balcony, views to Antrim Hills.

**ENSUITE SHOWER ROOM:** White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, built-in shower cubicle with uPVC panelled splashback, built-in chrome overhead shower unit, extractor fan, laminate floor.



## First Floor

### LANDING:

BEDROOM (2): 12' 4" x 9' 5" (3.76m x 2.87m)

BEDROOM (3): 10' 3" x 7' 4" (3.12m x 2.24m)



## Second Floor

### LANDING:

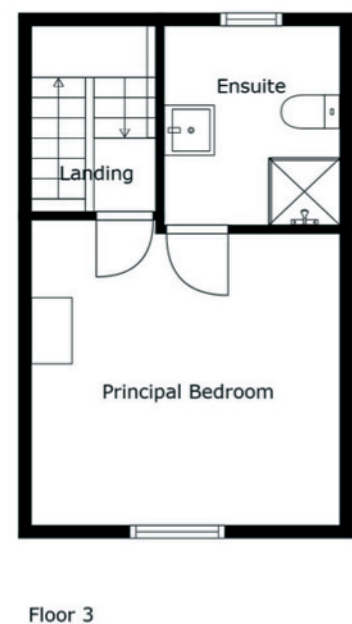
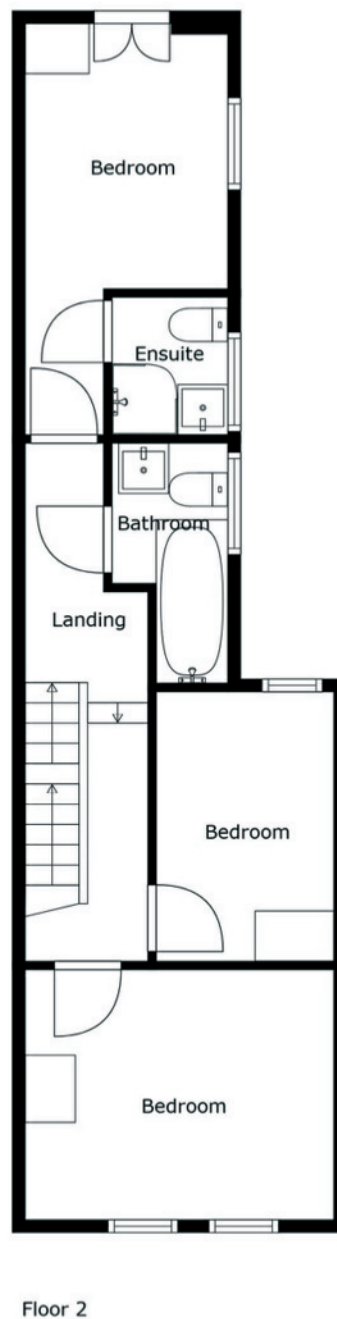
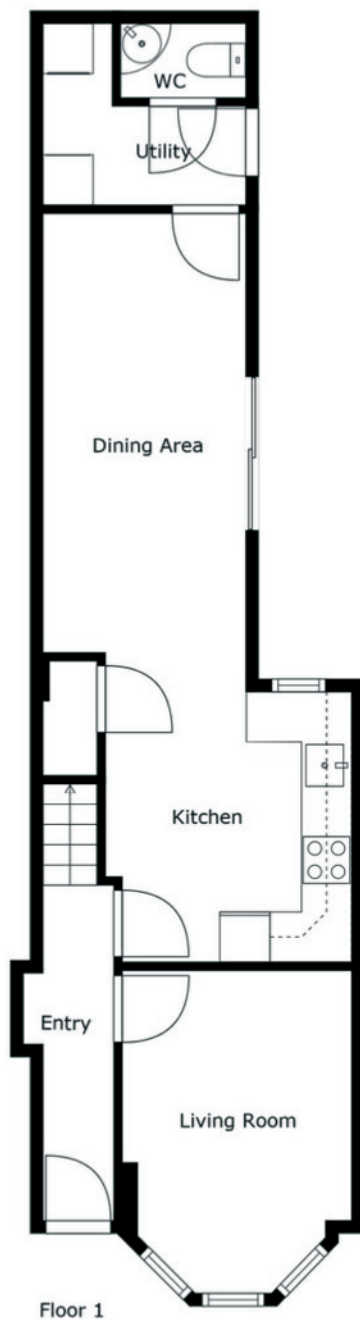
BEDROOM (4): 12' 2" x 12' 2" (3.71m x 3.71m) Velux window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and tiled splashback, built-in shower cubicle with built-in shower unit, uPVC panelled splashback, laminate floor, Velux window.

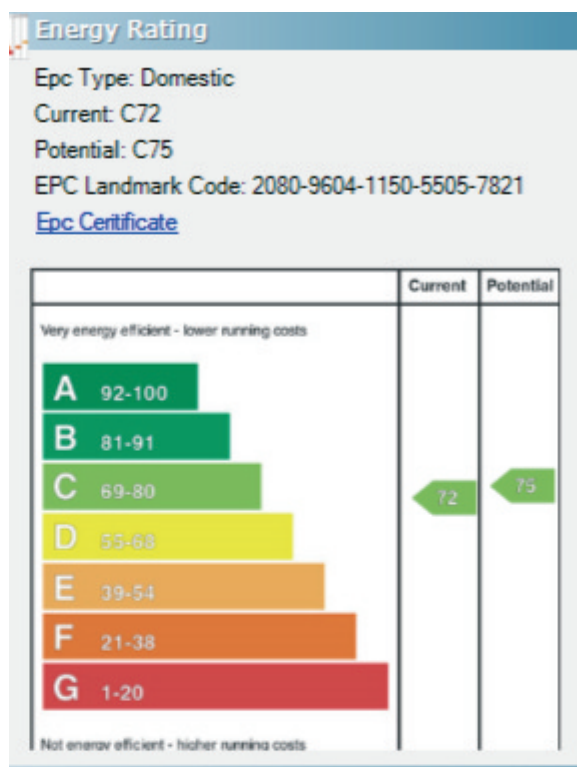


Outside

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.

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](http://www.templetonrobinson.com)



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