



This substantial, mid terrace property occupies a superb situation only a few minutes walk from the thriving Lisburn Road and all its amenities with Queen's University and the City Hospital also extremely convenient.

The property offers generous well proportioned accommodation; there is a good sized open plan kitchen/living/dining area, four bedrooms, with a further study and top floor store room, and two shower rooms. This property offers an excellent investment opportunity, being close to Queens University or University of Ulster.

The property has a current HMO certificate and planning as a four bedroom property, it will be the responsibility of the new owner to re-apply if they wish to continue the let as an HMO.

Demand should be high for such a popular location.

Offers Over
£187,500

79 Edinburgh Street,
BELFAST,
BT9 7DT

Viewing by
appointment
through agent
028 9066 3030

- Substantial Terrace Property with HMO and Planning as a Four Bedroom
- Entrance Hall
- Bedroom Four on Ground Floor
- Open Plan Modern Fitted Kitchen with Casual Living and Dining Area
- Three Further Bedrooms
- Study and Store Room
- Two Shower Rooms
- Oil Fired Central Heating / Double Glazed Windows
- Only a Short Distance from Many Amenities on Lisburn Road, Queens University and The Royal & City Hospitals
- The New Owner will need to Re-Apply for a New HMO if they wish to carry on renting as an HMO
- Tenanted Until 31st August 2025, Paying £1500 Per Month then 8th September 2025 - 31st August 2026 at £1600

The Property Comprises:

Ground Floor

Hardwood front door and glazing to .

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ENTRANCE HALL: Laminate wood effect floor.

BEDROOM (4): 12' 2" x 9' 1" (3.71m x 2.77m) Laminate wood effect floor, bay window, cast iron fireplace.

LOUNGE: 13' 3" x 9' 3" (4.04m x 2.82m) Understairs storage, cast iron fireplace. Open plan to . . .

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 18' 5" x 9' 10" (5.61m x 3m) Range of high and low level units, work surfaces, twin stainless steel sink and drainer, space for cooker and fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, hardwood door to rear.



First Floor Return

LANDING: Airing cupboard and gas fired boiler.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash basin, sheeted shower cubicle with electric shower, extractor fan.

First Floor

BEDROOM (3): 10' 5" x 8' 0" (3.18m x 2.44m)

Laminate wood effect floor.

STUDY: 10' 3" x 6' 8" (3.12m x 2.03m) Laminate wood effect floor.

BEDROOM (2): 12' 7" x 9' 9" (3.84m x 2.97m)

Laminate wood effect floor.

Second Floor Return

LANDING: Velux window.

SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, extractor fan.

BEDROOM (4): 11' 6" x 9' 0" (3.51m x 2.74m)

Second Floor

LANDING:

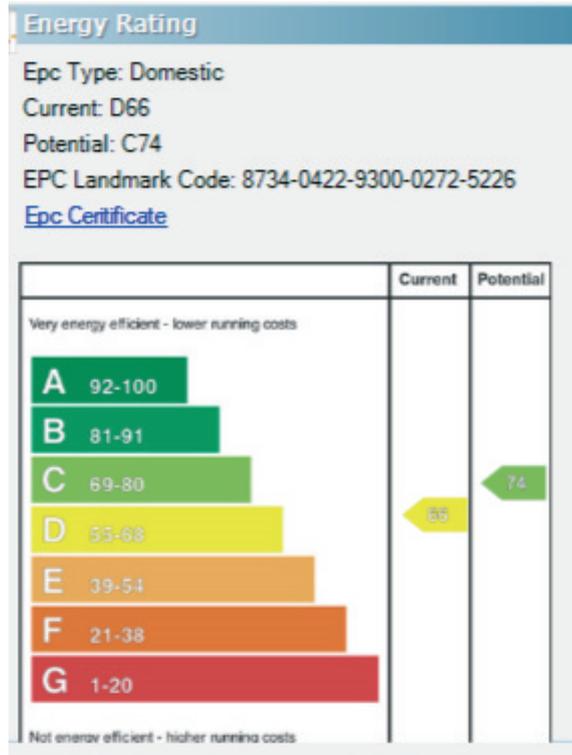
STORE ROOM: 12' 4" x 11' 6" (3.76m x 3.51m)

Laminate wood effect floor, Velux window.

Outside

Paved front forecourt. Enclosed rear yard, oil tank.





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

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