



## 87c Dunluce Avenue

**Belfast BT9 7AW**

**£900 Per month**

Welcome to 87c Dunluce Avenue!

This is a 2nd-floor apartment located ideally off the highly desirable Lisburn Road area 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 apartment comprises of an open plan kitchen/dining area, a modern fitted beech shaker style fitted kitchen with appliances, two double bedrooms & a white three-piece shower room. Further benefits include gas-fired central heating & fully double-glazed.

The property comes furnished & is available for move-in from the 5th of July 2024.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

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

- 2nd Floor Apartment Ideally Located Off The Lisburn Road
- Open Plan Living/Dining Area
- Modern Fitted Kitchen with Appliances
- Two Double Bedrooms
- Shower Room
- Gas Fired Central Heating
- Upvc Double Glazed
- Fully Furnished
- Available from 5th July 2024 for 12 Months



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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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