



NICHOLAS
RESIDENTIAL



34C Edinburgh Street

, Belfast, BT9 7DS

Asking price £315,000

An HMO-registered five-bedroom Townhouse located just off the Lisburn Road in South Belfast and conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria Hospital.

Internally, the property briefly comprises of one reception room, a modern fitted kitchen with a range of high- and low-level units and built in electrical appliances, three bathrooms in total, and five well-proportioned bedrooms. The property also benefits from gas-fired central heating and uPVC double glazing. Externally, there is an enclosed forecourt to the front and an enclosed yard to the rear.

Excellent investment with a potential rental income of £27,000 per annum.

Rates - £1,910.58

HMO licence and CLUD

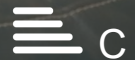
Please note that any proposed new purchaser should apply for a new licence. Further information can be found using the following link - <https://www.belfastcity.gov.uk/community/houses-in-multiple-occupation/change-of-ownership-for-a-licensed-hmo>

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.

- Spacious Five Bedroom HMO Registered Townhouse in South Belfast
- One Reception Room
- Five Good Sized Double Bedrooms
- Three Bathrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- HMO Licence and CLUD
- Popular and Convenient Location off the Lisburn Road
- Excellent Investment with a Potential Rental Income of £27,000 per annum



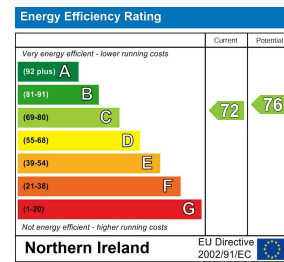
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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