



# LAVERY MITCHELL

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**25 Elgin Street, Ormeau Road, Belfast, BT7 3AG**

**OFFERS OVER**

- End-terrace property offering extra privacy and space
- Four bedrooms – two spacious doubles and two smaller rooms
- Fitted kitchen with dining space
- Located close to shops, cafés, schools, and Ormeau Park
- Accommodation over three storeys
- Bright living area with good natural light
- Rear yard providing outdoor space
- Excellent public transport links to Belfast city centre

This well-presented end-terrace property at 25 Elgin Street offers spacious accommodation over three storeys and is ideally suited for families, first-time buyers, or investors.

The property features four bedrooms offering flexible space for sleeping, working from home, or additional storage. The layout across three floors provides practical living with a good balance of private and shared areas.

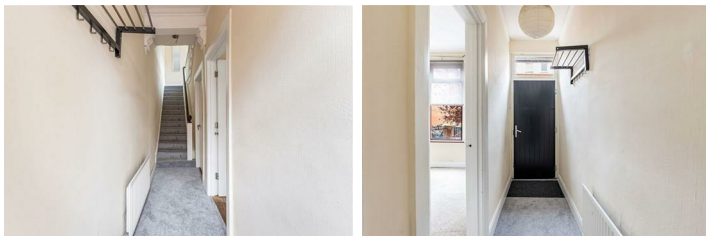
Located in a popular residential area of Belfast, the home benefits from a wide range of local amenities. Shops, cafés, and schools are within walking distance, and excellent public transport links provide easy access to the city centre and surrounding areas. Ormeau Park and the River Lagan towpath are also nearby, offering green space for leisure and recreation.

As an end-terrace, the property enjoys added privacy and a slightly larger footprint than mid-terrace homes. There is on-street parking and a rear yard offering outdoor space.

Overall, 25 Elgin Street is a practical and well-located home with strong local amenities and good transport connections.

#### Entrance Hall

3'0 x 21'5



Carpeted flooring, single radiator and cornice detail.

#### Living Room

10'9 x 12'5



Bright, airy living area with bay window, carved wooden fireplace, carpeted floor and single radiator

#### Dining Room

9'4 x 9'11



Built in storage and single radiator

#### Kitchen

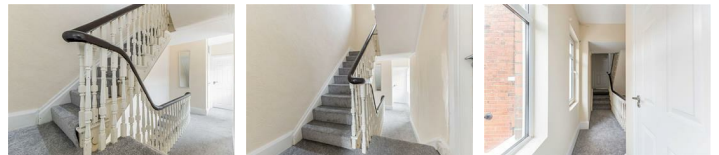
6'8 x 16'4



Range of high and low level cream kitchen units with oven, induction hob and dishwasher. Grey wood effect floor and subway tile splashback

#### First floor landing

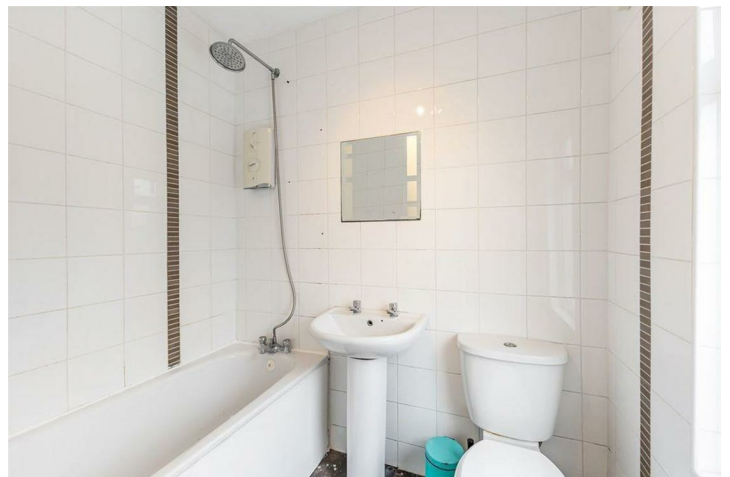
6'8 x 19'1



Carpeted flooring

#### Bathroom

6'8 x 8'0



White suite with shower over bath and white tiling

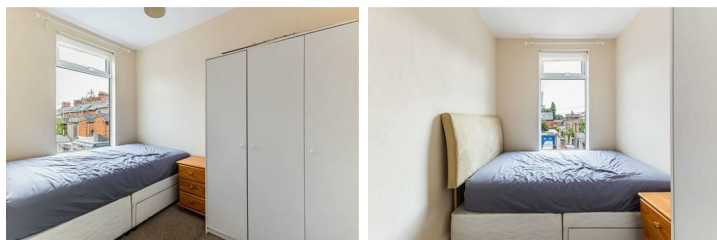


WC  
3'10 x 6'9



White sanitaryware with enclosed shower cubicle

Bedroom 1  
5'11 x 10'5



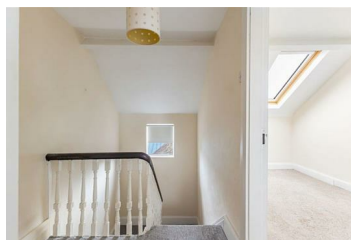
Rear facing single bedroom

Master Bedroom  
13'0 x 10'3



Spacious front facing bedroom with 2 windows for a bright and airy space.

Second floor landing  
6'4 x 4'3



Carpet to stairs and landing

Bedroom 3  
6'4 x 10'7

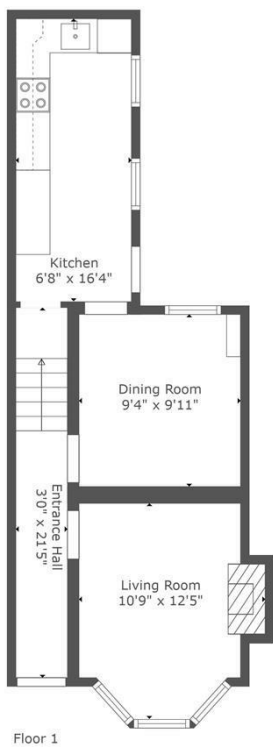


Bedroom with single velux window

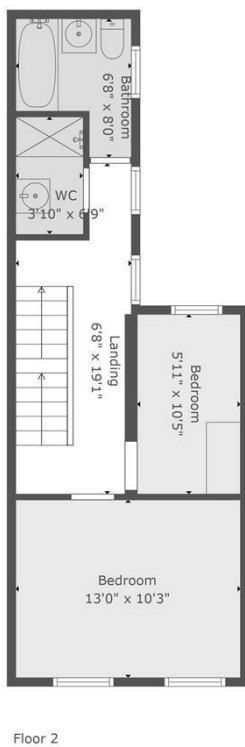
Bedroom 4  
13'0 x 10'0



Bedroom with 2 windows and double radiator.



Floor 1



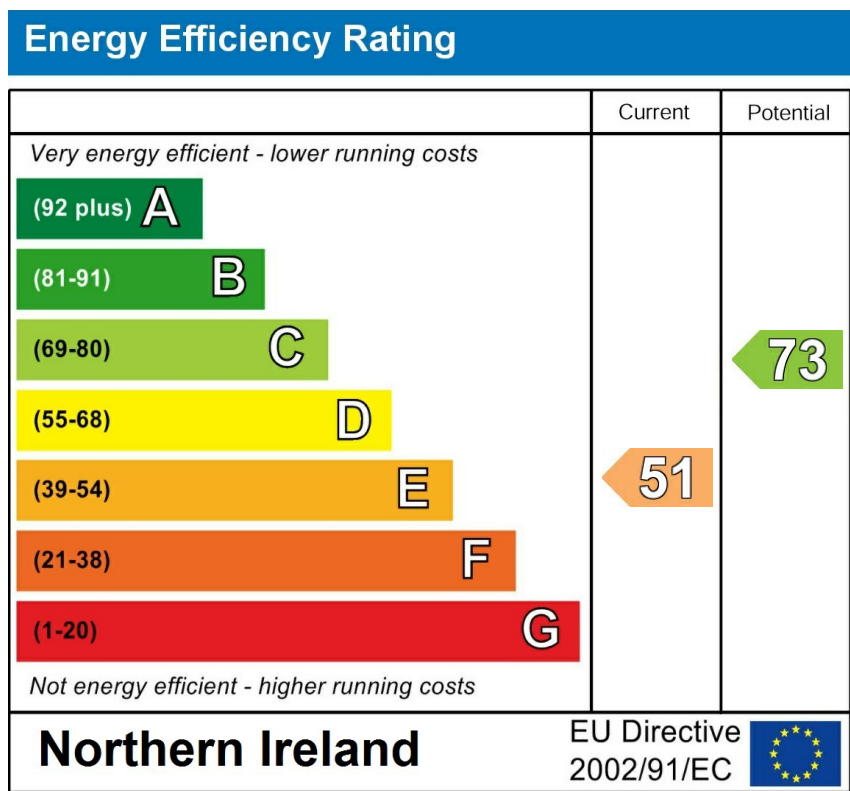
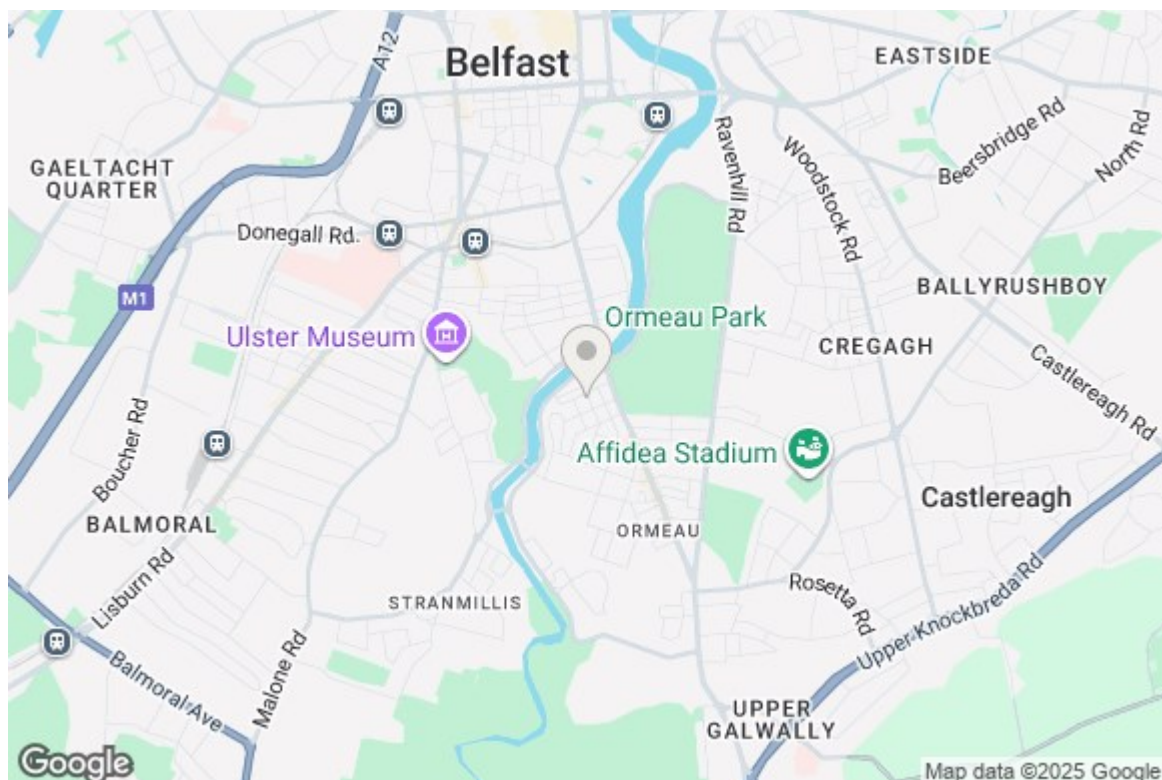
Floor 2



Floor 3

**TOTAL: 1035 sq. ft**  
 FLOOR 1: 402 sq. ft, FLOOR 2: 386 sq. ft, FLOOR 3: 247 sq. ft  
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft, LOW CEILING: 25 sq. ft  
 WALLS: 101 sq. ft





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