



LAVERY MITCHELL

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

**OFFERS OVER £1,450 Per
month**

- Located in the highly sought-after area of South Belfast
- Walking distance to Ormeau Park
- Recently refurbished to a high standard throughout
- Bright front living room and separate rear dining room
- Main bathroom plus separate shower room
- Excellent bus links to Belfast city centre nearby
- Close to a wide range of shops, cafés, and local amenities on the Ormeau Road
- Four spacious double bedrooms
- Modern kitchen with appliances included
- Gas fired central heating

South Belfast remains one of the city's most sought-after residential areas, popular for its vibrant community feel and excellent convenience. The property benefits from easy access to frequent bus links into Belfast city centre, while the nearby Ormeau Road offers a fantastic selection of cafés, restaurants, and local shops. For outdoor space, Ormeau Park is just a short stroll away, providing green space ideal for families, exercise, and leisure.

25 Elgin Street is a recently refurbished property finished to a high standard throughout, offering spacious and comfortable accommodation. The home comprises four well-proportioned double bedrooms, a bright front living room, and a separate rear dining room. The modern kitchen comes fully equipped with appliances, while the property also benefits from a main bathroom and an additional separate shower room for added convenience.

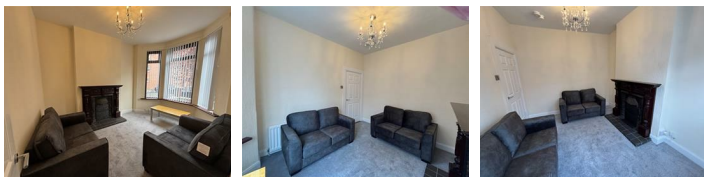
Externally, there is an enclosed rear yard finished with attractive red tiling, providing a low-maintenance outdoor space. The property further benefits from gas-fired central heating and comes fully furnished with all furniture provided brand new. Overall, this is a well-presented and generously sized home, ideal for families seeking quality accommodation in a prime South Belfast location. Please note: this property is not HMO registered.

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.

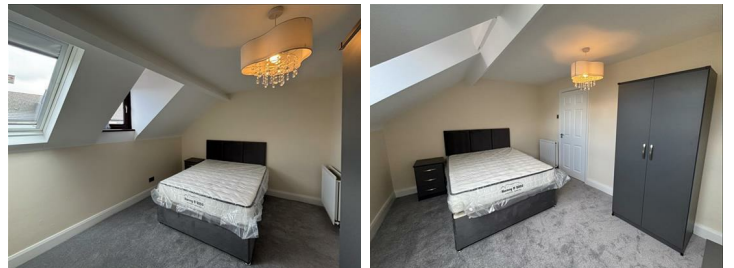
Second floor landing
6'4 x 4'3
Carpet to stairs and landing

Bedroom 3
6'4 x 10'7

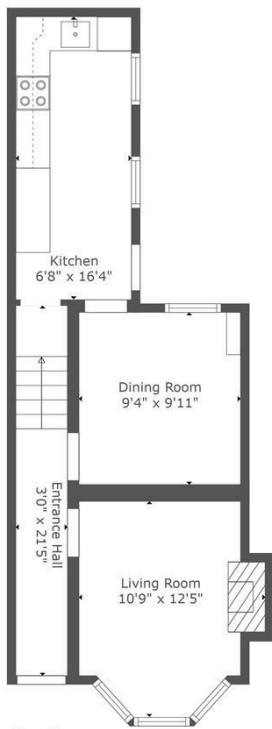


Bedroom with single velux window

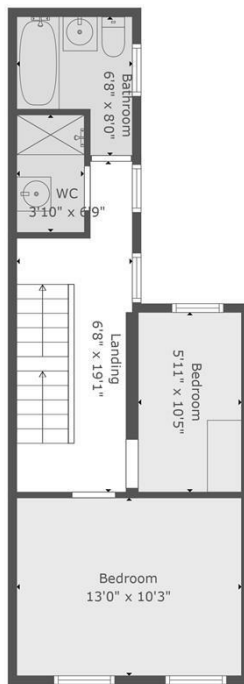
Bedroom 4
13'0 x 10'0



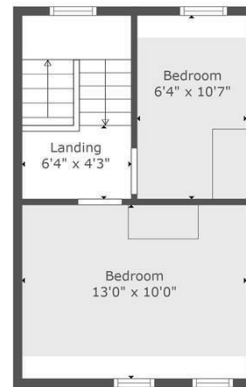
Bedroom with 2 windows and double radiator.



Floor 1

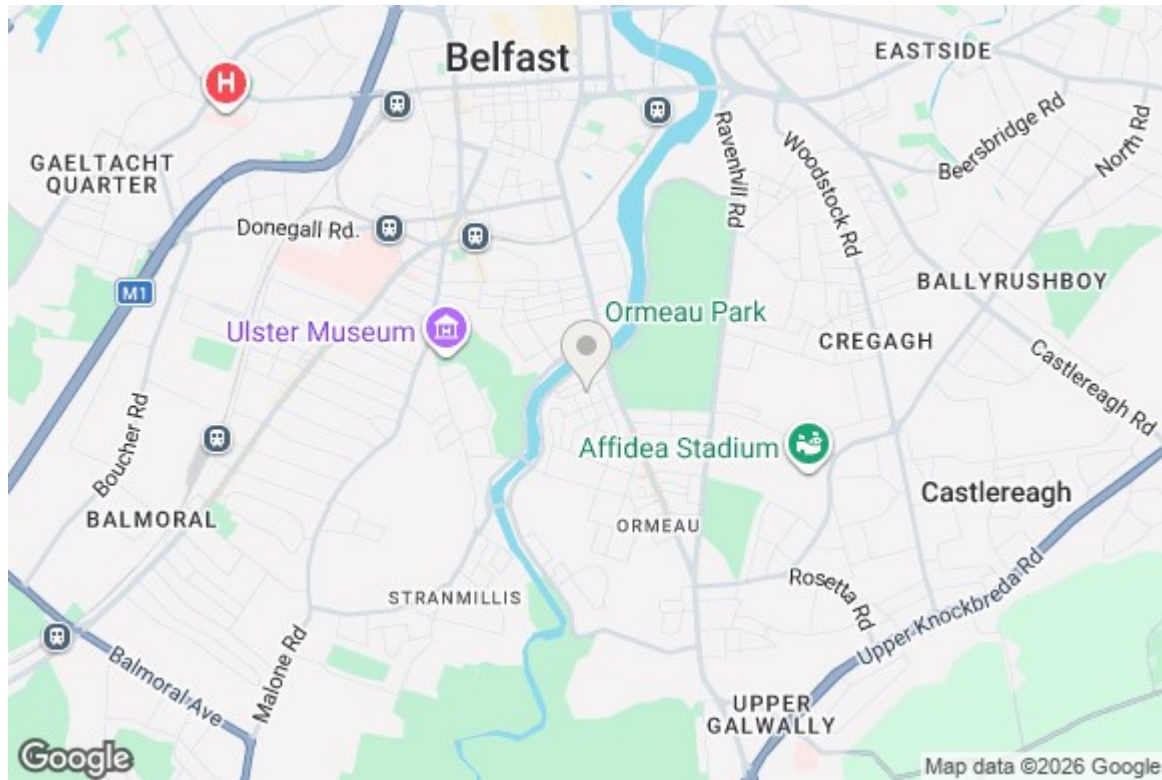


Floor 2



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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