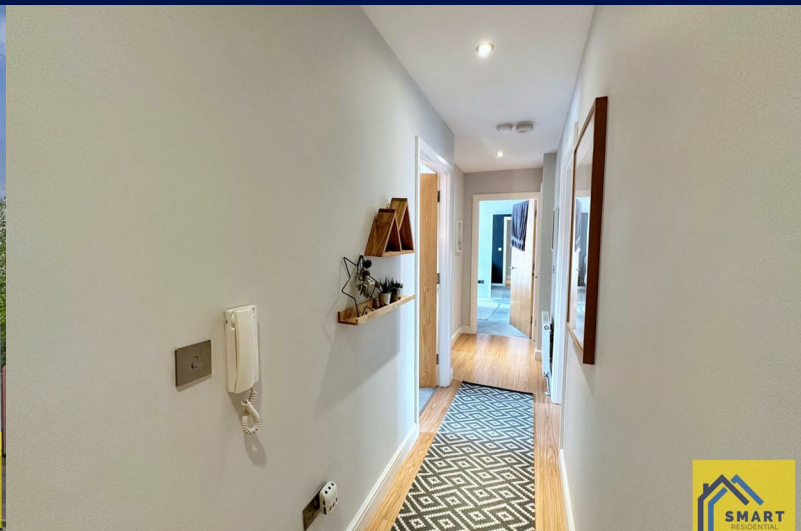




## Apt 7 Scotts Gate, 77 Abetta Parade

Belfast, BT5 5LA

Offers in the region of £144,950



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Electric front gates to secure car parking

## Hall

The hallway offers a clean, welcoming entrance with light wood flooring and white walls, enhanced by recessed ceiling lights. It connects the various rooms of the apartment smoothly, establishing a practical flow throughout the home.

## Living Room

16' 10" x 9' 4" (5.12m x 2.85m)

This living room is a bright and inviting space, featuring light wood flooring and a deep green accent wall that adds character without overwhelming. Large double-glazed patio doors open onto a balcony, flooding the room with natural light and offering views of the street below. The room comfortably accommodates a sofa and additional seating, with ample space for a television and other furnishings, creating a perfect area for relaxation and entertaining.

## Kitchen/Diner

15' 2" x 8' 10" (4.62m x 2.69m)

The kitchen/diner is a well-proportioned space fitted with warm wood cabinetry and a tiled backsplash, complementing the neutral tiled floor. It includes integrated appliances such as a gas hob with an extractor hood above and a built-in oven. The dining area is positioned adjacent, offering enough space for a table and chairs with natural light coming from a corner window, creating a pleasant spot for meals.

## Balcony

The balcony extends from the living room, featuring a modest outdoor space with a simple balustrade and

artificial grass flooring. It offers views over the street, perfect for a morning coffee or some fresh air without leaving the home.

## Bedroom 1

13' 7" x 8' 9" (4.15m x 2.66m)

The main bedroom is a cosy, restful space with soft carpeting and a combination of pale and deep green painted walls that add a touch of style. It features a bay window allowing daylight to brighten the room and fitted wardrobes for storage, making it both practical and comfortable for everyday living.

## Study/Bedroom 2

8' 8" x 8' 7" (2.63m x 2.61m)

This second bedroom, currently used as a study, is a smaller, versatile room with a neutral carpet and pale walls. A large window fills the room with natural light, and there is enough space for a desk and office chair, making it an ideal workspace or guest room.

## Shower Room

7' 9" x 5' 10" (2.37m x 1.78m)

The shower room is compact yet well-equipped, with modern fixtures including a walk in shower an overhead shower, a toilet, and a vanity unit with white sink. The walls are tiled in a contemporary style with a mix of dark and light tiles, complemented by a frosted window for privacy while allowing natural light to enter.

## Outside

Car parking via secure electric gates.

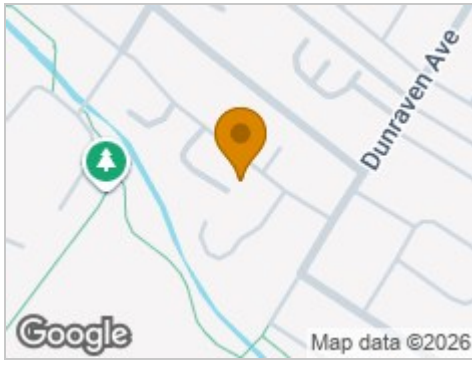
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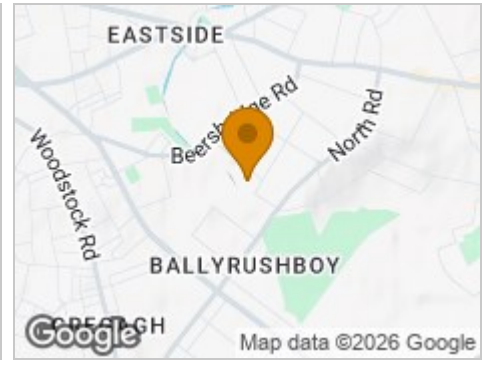
## Road Map



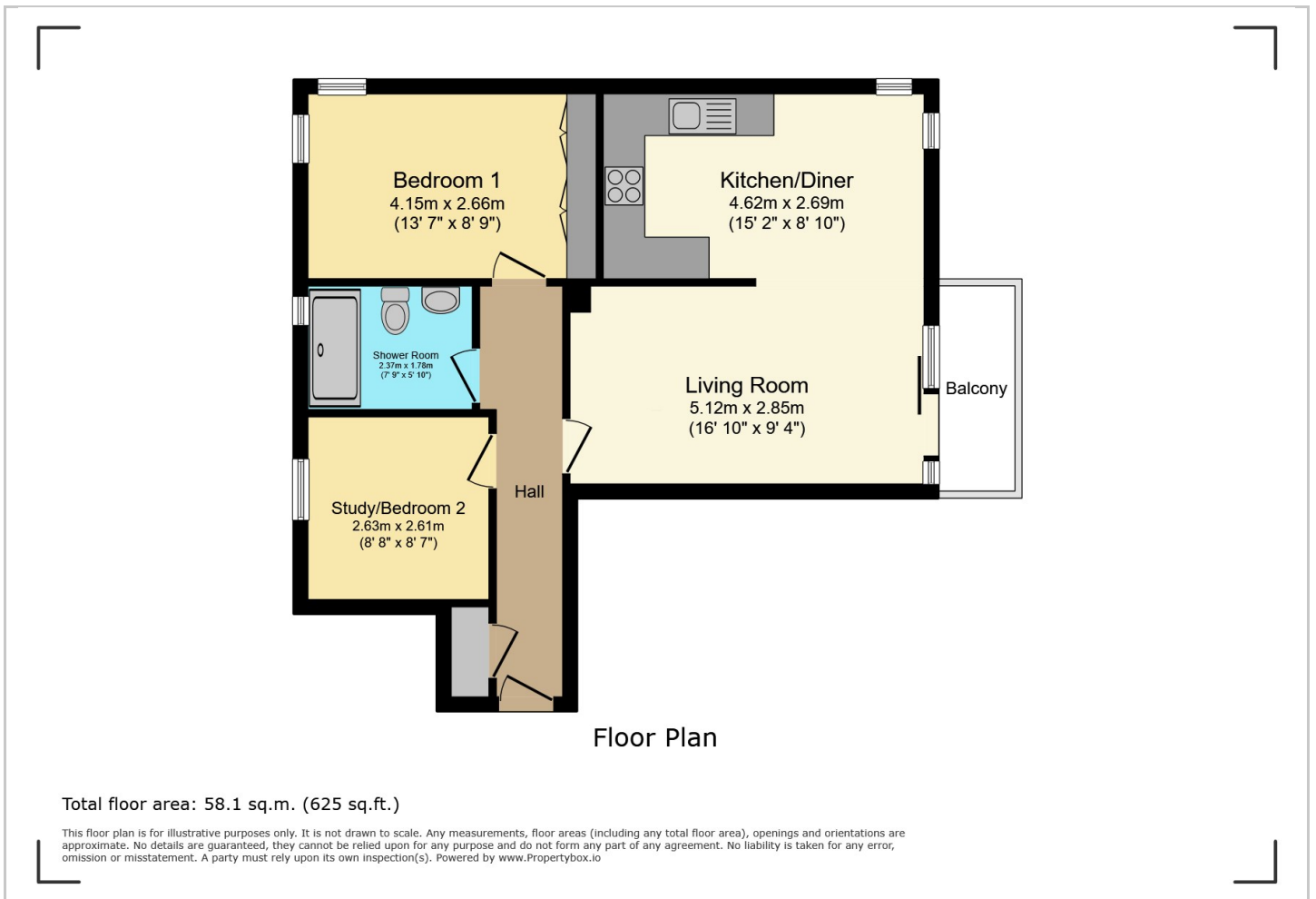
## Hybrid Map



## Terrain Map



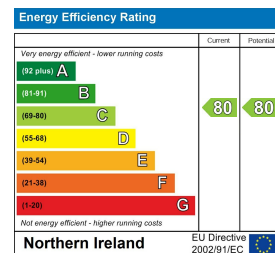
## Floor Plan



## Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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