



TO LET

26 Deramore Gardens, Ormeau Road, Belfast, Down, BT7 3FN

£1,200 Per month



LAVERY  
MITCHELL

- Located in the highly sought-after Upper Ormeau area of South Belfast
- Quiet suburban setting within walking distance of the Ormeau Road
- Close to a wide range of cafés, restaurants, bars and local amenities
- Spacious accommodation extending over three floors
- Offered to the market on an unfurnished basis
- Bright front living room and separate rear dining room
- Fitted kitchen and ground floor shower room
- Two well-proportioned first floor bedrooms
- Attic bedroom with en-suite bathroom facilities
- Private driveway with off-street parking and enclosed rear garden



## Directions

## THE PROPERTY

£1200 Per Month + Rates.

Situated within the ever-popular Upper Ormeau area of South Belfast, 26 Deramore Gardens enjoys a superb setting tucked away within a quiet residential suburb where you could be forgiven for thinking you were living well outside of the city, whilst still remaining within walking distance of the vibrant Ormeau Road and its excellent range of cafés, restaurants, bars, shops and local amenities.

The property itself is offered on an unfurnished basis and provides spacious and adaptable accommodation across three floors. The ground floor comprises a welcoming front living room, separate rear dining room, fitted kitchen and shower room. On the first floor are two well-proportioned bedrooms, while the converted attic level offers a further bedroom complete with en-suite bathroom facilities.

Externally, the property benefits from a mature front garden with established shrubbery, private driveway providing off-street parking, and an enclosed rear garden offering an excellent degree of privacy and outdoor space.

A fantastic opportunity to rent a charming home in one of South Belfast's most sought-after residential locations.

NB. Domestic Rates Approx £1300 per annum

## SITUATION