



39 Balmoral Court
Belfast
BT9 7GR

Offers Over
£139,950

Dougan

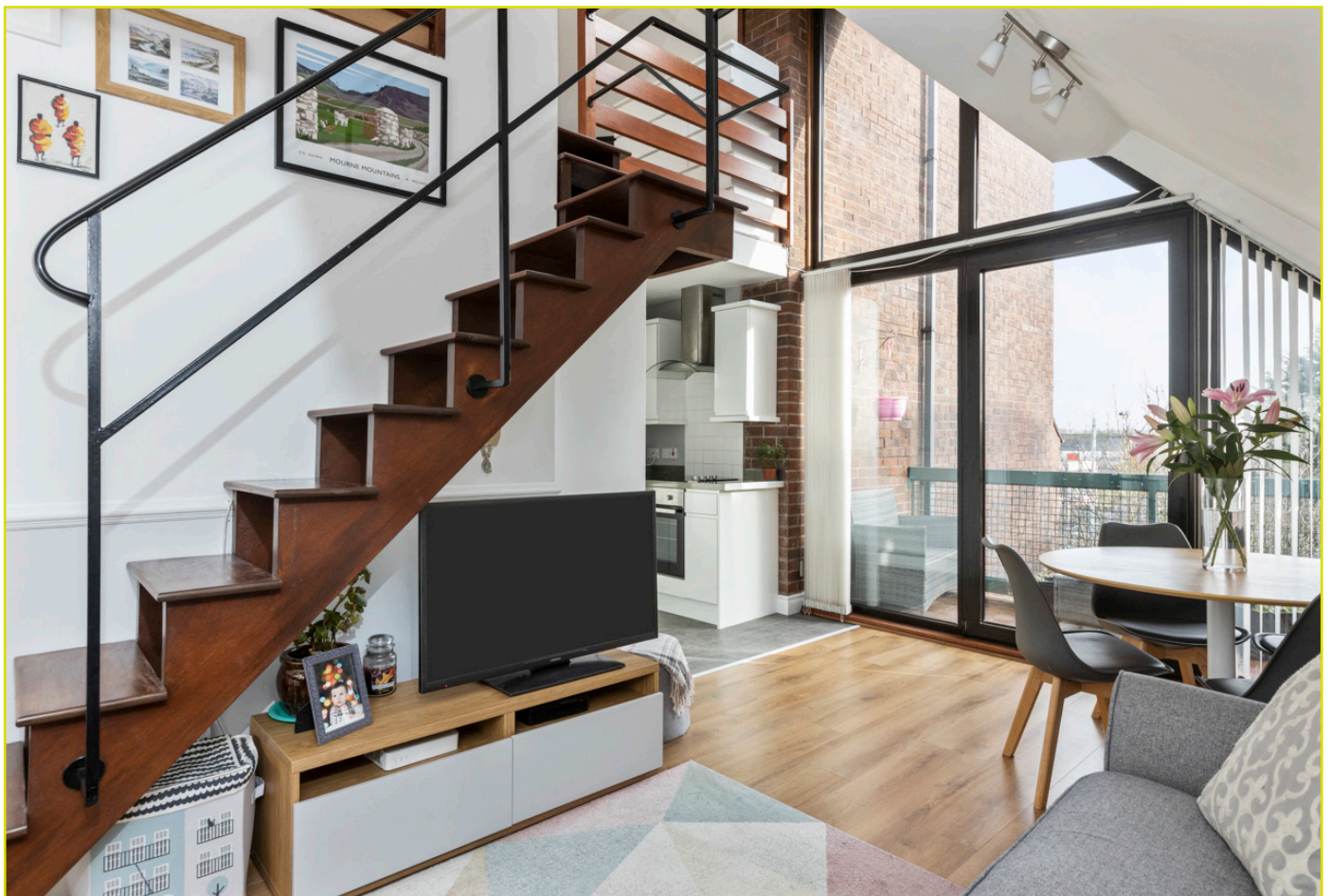
RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Stunning, Loft Style, Penthouse Apartment, Perfectly Positioned On The Lisburn Road
- Bright And Spacious Living Room With Access To Private Balcony
- Open To A Modern Kitchen With A Range Of Built In Appliances
- Contemporary Bathroom With White Suite
- One Double Bedroom With Built In Storage
- Spacious Second Double Bedroom Located On The Mezzanine Level
- Secure Gated Parking
- Gas Heating
- Double Glazing
- Early Viewing Advised
- Excellent Location Close To Many Local Amenities
- Belfast City Centre Easily Accessible By Bus, Car or Rail
- Within Walking Distance To Balmoral Railway Halt



SUMMARY

Stunning third floor apartment perfectly positioned at the top end of the Lisburn Road, South Belfast. The property benefits from an excellent location within walking distance of all amenities of the Lisburn Road and offers ease of access to main arterial routes and public transport services.

The property has been finished to an excellent standard and comprises of a bright and spacious living room with balcony access open to a modern kitchen, contemporary bathroom in white suite and a double bedroom with built in storage. A staircase leads from the living room to the second double bedroom on the mezzanine level.

The property further benefits from private parking with remote controlled gates.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, linen closet and cloakroom

LIVING ROOM OPEN TO KITCHEN: 19' 10" x 16' 9"
(6.05m x 5.11m)

Kitchen: Excellent range of high gloss units, work surfaces with matching upstand. stainless steel sink unit with chrome mixer tap, integrated oven and four ring halogen hob, chrome extractor fan and glazed canopy, integrated washing machine, stainless steel sink unit, tiled effect cushion flooring, integrated fridge freezer.

Living room: wood strip flooring, access to private balcony, staircase to mezzanine level (bedroom 2)

BATHROOM: Panel bath, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, fully tiled walls, tongue and groove ceiling, extractor fan, recessed low voltage spotlights.

BEDROOM (1): 11' 4" x 8' 10" (3.45m x 2.69m) Built in robe, wood strip flooring, velux window

Mezzanine

BEDROOM (2) & Study area: 18' 1" x 9' 6" (5.51m x 2.9m)
Laminate wood style floor, velux skylight.

Outside

Access from living room to private balcony overlooking the Lisburn Road.

Secured gated car parking

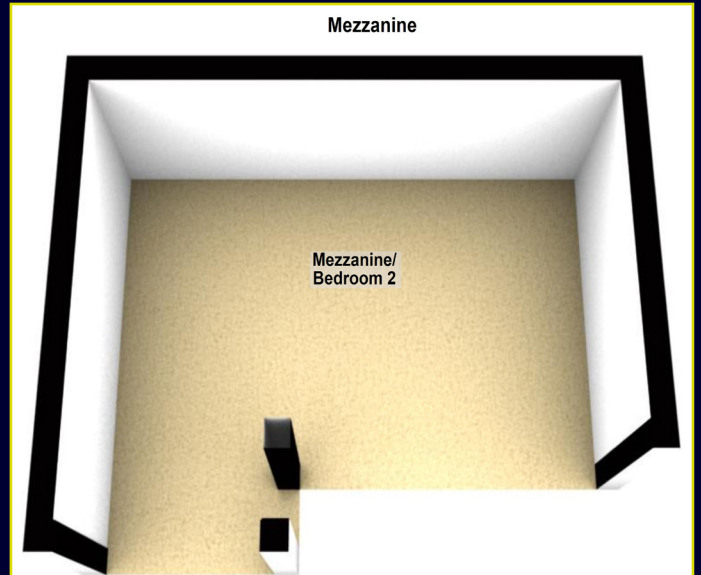
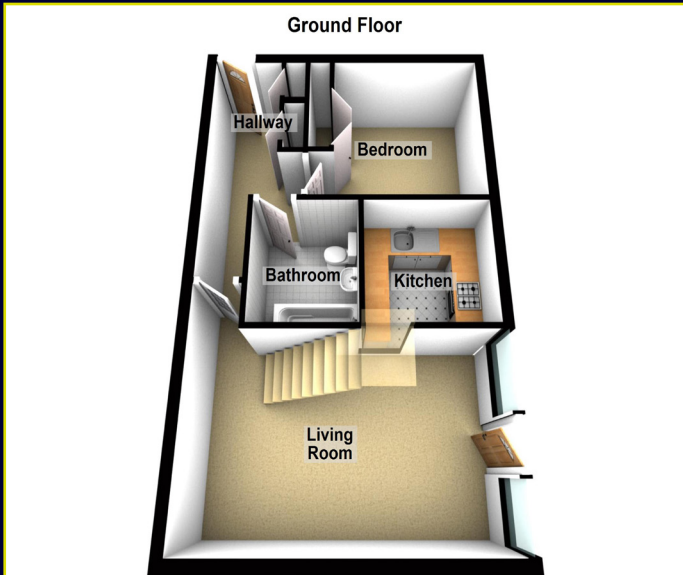




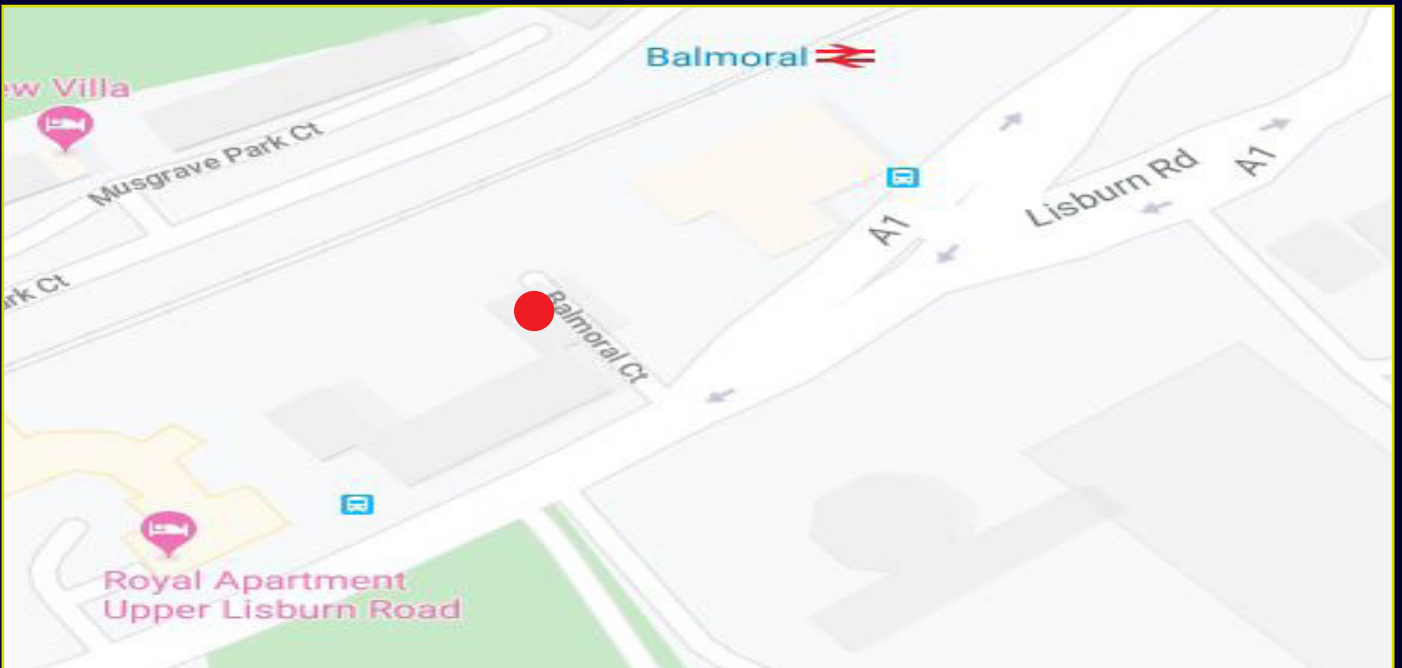




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



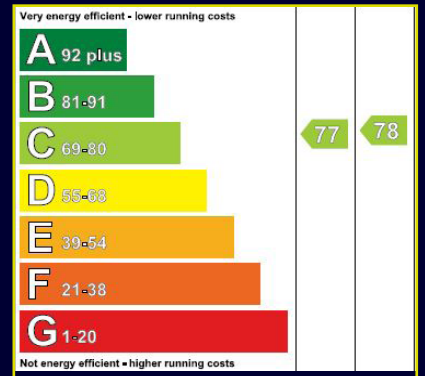
DIRECTIONS: Balmoral Court is located opposite the Kings Hall, Lisburn Road, South Belfast

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.