

# GERARD MCCLINTON

ESTATE AGENT



## 73 Eglantine Avenue

Malone, Belfast, BT9 6EW

**POA**



Located in prime BT9 / Malone Road, Eglantine Avenue is a beautiful tree lined avenue stretching from the Malone Road to the Lisburn Road in Belfast. Both Roads offer not only a super selection of local shops, cafes, trendy pubs and eateries, but it is also situated right in the heart of Belfast's Queens University Area.



Ground Floor Communal Entrance

CCTV security and buzzer entry system, door to communal entrance hall, staircase to upper levels

Second Floor Landing (Top Floor)

Pvc double glazed window, new carpet, door to apartment 3

Entrance Hall

New carpet, radiator, large storage cupboard

Bedroom 2 10'11" x 8'6" (3.33m x 2.59m)

Spacious double bedroom with large pvc double glazed window to the rear, new carpet, radiator

Modern Shower Room

Contemporary shower room comprising shower cubicle with thermostatic shower, modern wash hand basin with vanity unit under, close coupled wc, pvc double glazed window and large storage area with fitted shelving

Dining Kitchen 15'8 x 8'9 (4.78m x 2.67m)

Spacious, modern fitted kitchen with dining area comprising popular gloss finish, high and low level units with stone effect worktops, single drainer sink unit with mixer tap, space for cooker and fridge freezer, space and plumbed for washing machine, Pvc double glazed window, radiator

Master Bedroom 12'0 x 11'2 (3.66m x 3.40m)

Large double bedroom with new carpet, radiator and ample space for study desk and robes

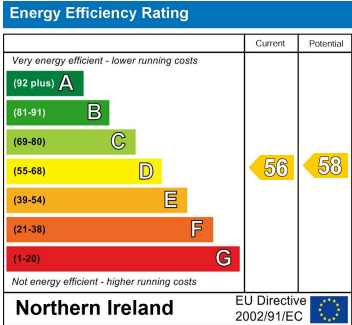
Living Dining Room 17'9 x 13'11 (5.41m x 4.24m)

A superb, bright room to the front of the property overlooking leafy Eglantine Avenue, new carpet, radiator, feature fireplace (not in use)

Area Map



Energy Efficiency Graph



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