



33 Edinburgh Street, Belfast BT9 7DS

Offers Around £175,000

**Viewings Strictly by Appointment
with Sole Agents.**

This mid-terrace property is located in a popular residential area just off Lisburn Road. The location provides convenience for for Royal Victoria Hospital and City Hospital, Queens University Belfast and Belfast City Centre with a wide array of shops, restaurants, and coffee shops within distance.

The property benefiting from a HMO licence and HMO planning, is currently leased until 31/07/24 at annual rent £13,200.

The accommodation comprises lounge, kitchen, four bedrooms, shower and separate W.C all complemented by gas fired central heating and PVC double glazing.

This is excellent an excellent investment opportunity with scope to increase the rental yield with internal improvements.

MCGEOWN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property Features

- Mid Terrace Property
- HMO Licence and Planning
- Reception Room Leading to Separate Kitchen
- Four Double Bedrooms
- Shower Room and Separate W.C
- Gas Fired Central Heating and Double Glazed Windows

Ground Floor

Lounge:

3.07m (10'1) x 2.79m (9'2)
Laminate wooden flooring, leading to Kitchen...

Kitchen:

3.15m (10'4) x 2.95m (9'8)
Open fire with wooden surround.

Kitchen:

4.62m (15'2) x 2.21m (7'3)
Kitchen with range of high and low level units, stainless steel sink unit, includes electrical appliances such as 4x ring hob, washing machine and fridge/freezer.

First Floor

Bedroom One:

4.09m (13'5) x 3m (9'10)
Double bedroom with laminate wooden flooring and range of bedroom furniture.

Bedroom Two:

3.58m (11'9) x 2.18m (7'2)
Double bedroom with range of bedroom furniture.

Bedroom Three:

3.25m (10'8) x 2m (6'7)
Double Bedroom with built in storage cupboard.

Bedroom Four:

3.25m (10'8) x 1.98m (6'6)
Double bedroom with built in storage cupboard.

Shower Room:

Shower room with enclosed shower cubicle and electric shower.

Separate W.C:

Separate toilet with low flush w.c and pedestal wash hand basin.

Outside:

Forecourt to front and rear yard area.

Location:

Off the Lisburn Road.

Rates Payable:

£1130.35 per annum approx.

Viewings:

By appointment with the sole Selling Agent, Roger Beaumont, McGeown Estate Agents, 02890 668555.

McGEOWN

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  LETTINGS
  MANAGEMENT

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