



## 13 Lothair Avenue

, Belfast, BT15 2HU

£425 Per month

One Room Now Available in Lothair Avenue, Belfast

Cairns & Downing are delighted to offer this room back to the rental market within this fantastic five bedroom house share.

The property has been recently renovated to a high standard throughout featuring a comfortable common area, modern kitchen and separate shower room and toilet. Located right off the Antrim Road the property is a short walk to local shops, restaurants and bars. The property also has excellent transport routes into and out of the City.

Internally there is an ultra modern feel throughout the property, with a lounge, dining area and new kitchen, this house-share offers an ideal meeting place for it's occupants to wind down and relax after a busy day! In total there are five double bedrooms within the property with a shared shower room all newly re-furbished. The property further benefits from a small rear yard, not seen in too many shared properties, this is ideal for social BBQ's or just enjoying the sunshine!

Room 3- £425 per month- Available 10th October 2025  
(Monthly cleaning fee of £12.50 is due on each room)

Call Cairns & Downing Sales & Lettings today to arrange a viewing on 028 96 223011 for your next home!

### Viewing

Please contact our Cairns and Downing Office on 02896 223 011 if you wish to arrange a viewing appointment for this property or require further information.

- Two rooms available
- Ultra modern house share property
- Freshly refurbished throughout
- Excellent sized bedrooms fully equip with a double bed and wardrobe
- Superb living room and kitchen space for social use
- Modern shower room and toilet room
- WIFI included
- Utilities at an extra cost
- Single occupancy per room



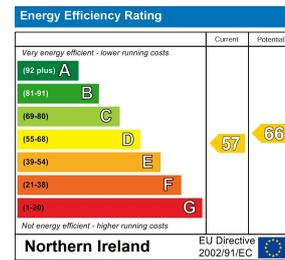
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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