



14b Balmoral Gate, Stockmans Lane, Belfast, BT9 7JA

Price Guide £335,000

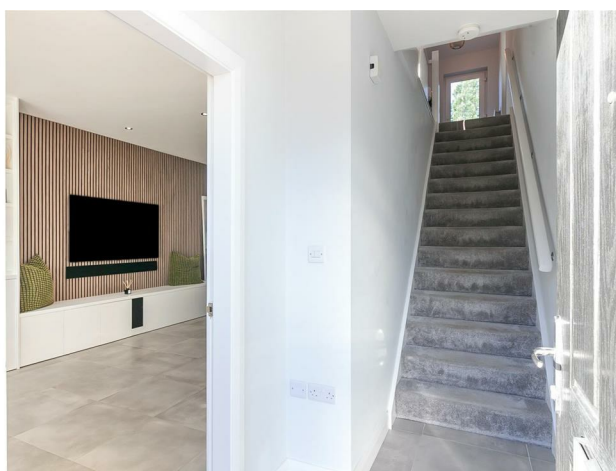
Balmoral Gate is a recently constructed development located within walking distance to the thriving Lisburn Road and its many cafes, restaurants & shops. Finished to a luxury specification throughout, this beautiful townhouse is ready to move into and offers excellent accommodation over three floors. On entering, there is a spacious open plan kitchen, living, dining room with a bespoke media wall and contemporary fitted kitchen which benefits from a range of integrated appliances. There is also a utility room and cloakroom / W.C. On the first and second floor are four double bedrooms (master with en-suite & balcony) along with family bathroom suite and an additional shower room. A unique feature is the raised, private roof garden and gated covered car parking with two designated spots. The current owners have installed Hive thermostats, fitted in the living room and on the first floor landing. Along with its convenience to the Lisburn Road, this home is also within easy reach to Balmoral train station, the motorway network, Boucher Retail Park and Musgrave Public Park.

- Recently Constructed Townhouse Finished To A High Standard Throughout
- Four Double Bedrooms (Master With En-suite Shower Room & Balcony)
- Contemporary Fitted Kitchen With Range Of Integrated Appliance
- Two Allocation Car Parking Spaces Access Via Secure Electric Gates
- Within Walking Distance To The Many Shops, Cafes & Restaurants Located On The Lisburn Road
- Beautifully Presented With Spacious Accommodation Over Three Floors
- First Floor Family Bathroom & Second Floor Shower Room
- Utility Room, Cloakroom & W.C
- First Floor Roof Garden
- Balmoral Train Station, Boucher Retail Park & Leading Schools All Close By

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		85	85

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



Composite front door. Tiled flooring.

**OPEN PLAN KITCHEN / LIVING / DINING
36'1" x 12'1" (11.0 x 3.7)**



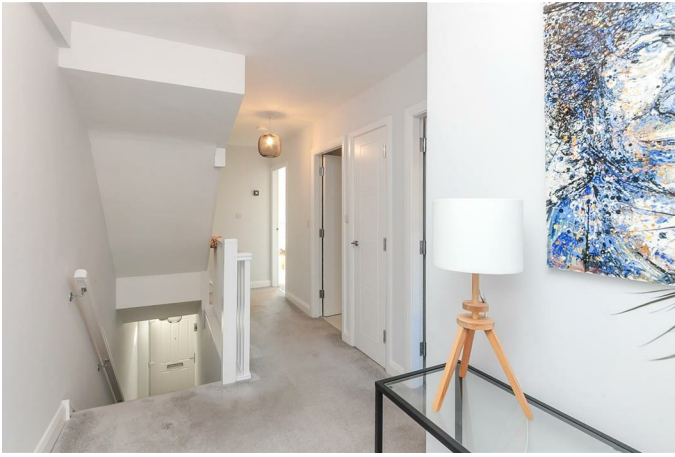
Bespoke media unit with excellent storage & display shelving. Contemporary kitchen comprising range of high and low level units, integrated appliances to include oven with 4 ring hob, extractor fan, microwave, fridge / freezer, dishwasher, island unit, stainless steel sink unit with mixer tap. Tiled flooring. Recessed spotlighting.



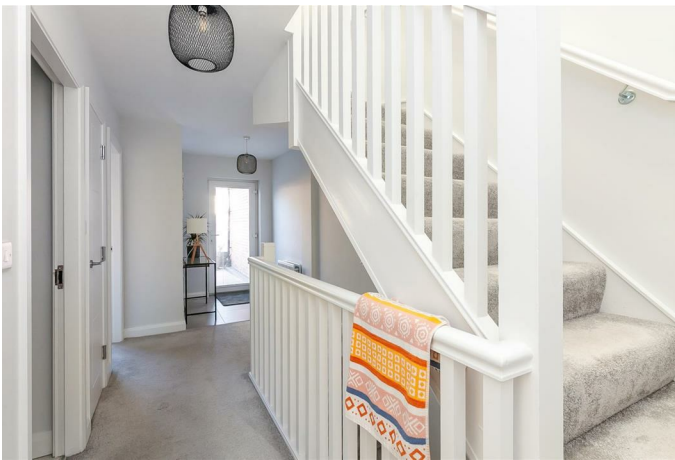
UTILITY ROOM 7'6" x 3'7" (2.3 x 1.1)
Plumbed for washer / dryer.

CLOAKROOM / W.C
Wash hand basin, low flush W.C.

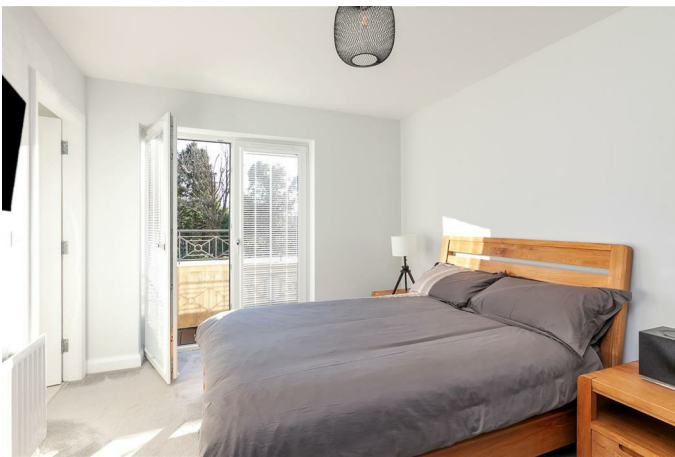
ON THE FIRST FLOOR



Storage off landing. Access to roof garden.



MASTER BEDROOM 13'1" x 9'10" (4.0 x 3.0)



Access to balcony.

ENSUITE SHOWER ROOM



Contemporary white suite with walk in shower, low flush W.C, wash hand basin, chrome heated towel rail, tiled floor.

BEDROOM TWO 10'9" x 8'6" (3.3 x 2.6)



BATHROOM



White suite comprising bath with shower over, low flush W.C, wash hand basin, part tiled walls, tiled flooring.

ON THE SECOND FLOOR

Storage off landing.

BEDROOM THREE 13'1" x 9'10" (4.0 x 3.0)



WALK IN ROBE 6'6" x 6'10" (2.0 x 2.1)

BEDROOM FOUR 13'9" x 9'2" (4.2 x 2.8)



SHOWER ROOM



Contemporary white suite with walk in shower, low flush W.C, wash hand basin, tiled floor, part tiled walls, tiled flooring, velux window.

OUTSIDE



Two allocated car parking spaces accessed via secure electronic gates. West facing roof garden accessed via the first floor.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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