



4 Balmoral Court  
Upper Lisburn Road  
Belfast  
BT9 7GR

Asking Price  
**£129,950**

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)



## KEY FEATURES

- Well Presented Ground Floor Apartment
- Excellent Location Within Walking Distance Of The Vibrant Lisburn Road
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room Open To:
- A Modern Fitted Kitchen
- Two Bedrooms
- Well Appointed Shower Room
- Secure, Gated, Communal Parking
- Economy 7 Heating
- Double Glazing
- Early Viewing Advised



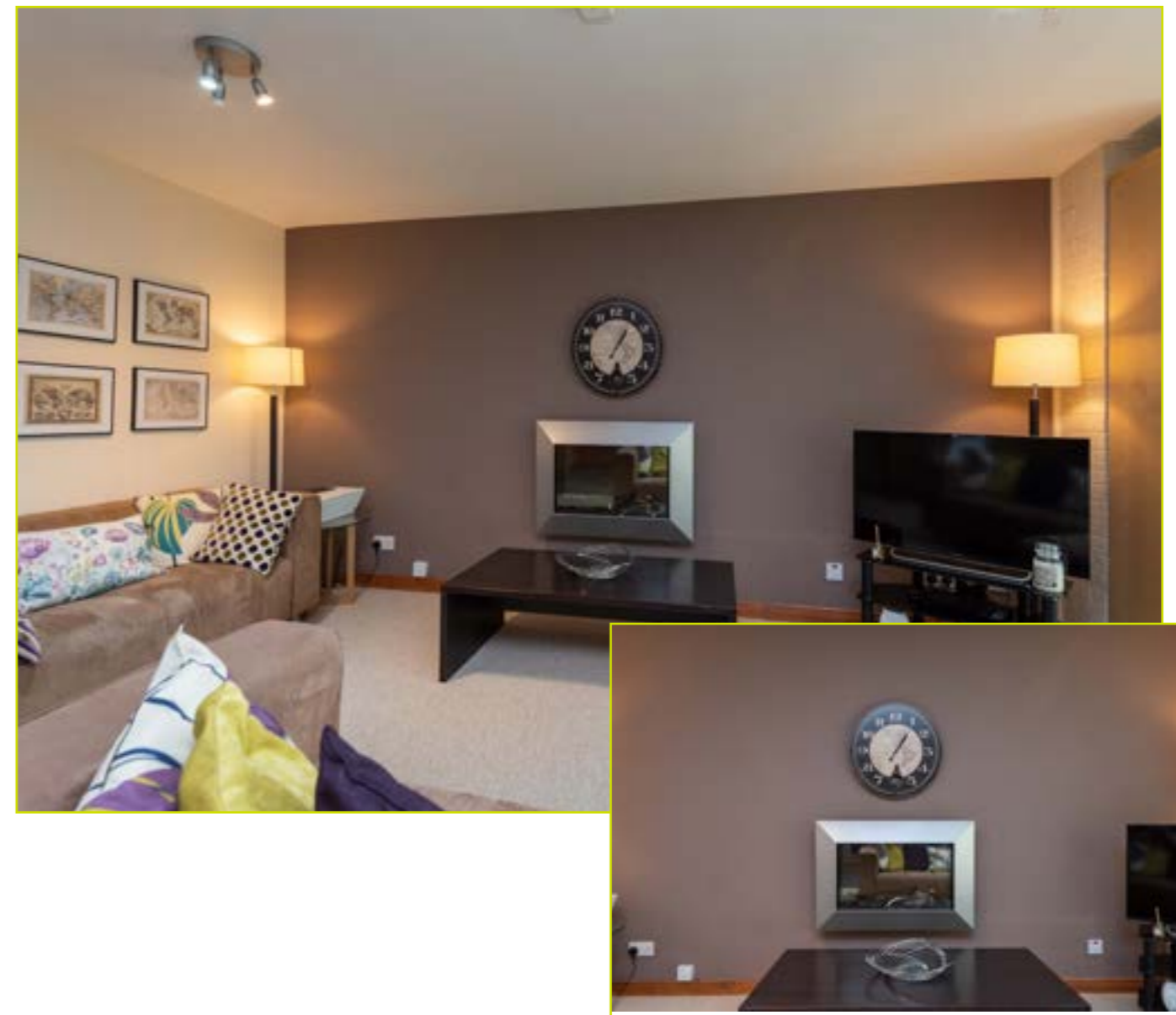
## SUMMARY

Very well presented ground floor apartment located in a popular and convenient development on the Upper Lisburn Road. The property benefits from being within walking distance of the vibrant Lisburn Road and Finaghy village. Belfast City Centre is easily accessible by bus, car or train.

The apartment comprises of a bright and spacious living room open to a modern kitchen, two bedrooms and shower room.

The property further benefits from a private patio and secure, gated communal parking.

Early viewing is advised.



**ACCOMMODATION:**

**ENTRANCE HALL:**

Pvc front door

**KITCHEN OPEN TO LIVING ROOM :**

**20' 6" x 18' 3" (6.25m x 5.56m)**

Kitchen- excellent range of high and low level units with chrome handles and glazed display cabinets, formica work surfaces, stainless steel sink unit, chrome extractor fan with glass canopy, integrated oven and 4 ring halogen hob, space for fridge freezer, plumbed for washing machine, partly tiled walls

**OPEN TO:**

Living Room - wall mounted electric fire, doors to patio

**BEDROOM (1): 14' 1" x 8' 2" (4.29m x 2.49m)**

Linen closet, built in mirror robes

**BEDROOM (2): 9' 5" x 8' 2" (2.87m x 2.49m)**

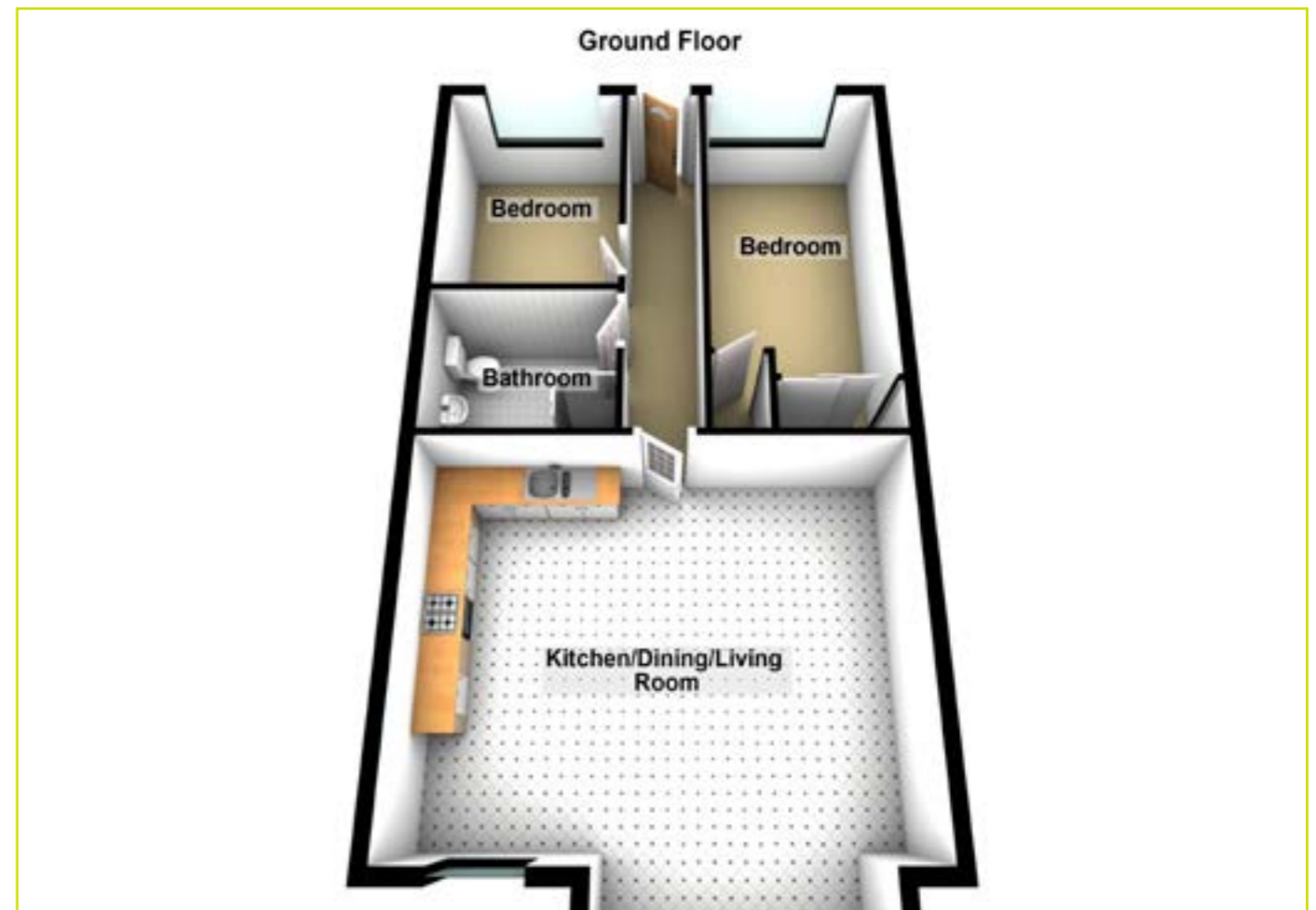
**SHOWER ROOM:** Fully tiled shower cubicle,, pedestal wash hand basin with chrome taps, low flush

**Outside**

Private patio.

Secure gated communal parking.





## LOCATION MAP



**DIRECTIONS:** Upper 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](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://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.