



**NICHOLAS**  
RESIDENTIAL



## 34 Osborne Drive

**Belfast BT9 6LH**  
**£1,500 Per month**

Welcome to 34 Osborne Drive!

This spacious (1330 sq. ft) first-floor apartment is ideally located in the highly desirable Osborne Drive area of BT9 which is just off the Malone and Lisburn Roads. The apartment occupies the first floor of the building and includes a generous attic space with the potential for conversion (Subject to the necessary permissions). Amenities on the trendy Lisburn Road include shops, boutiques, cafes, bars, and restaurants. The property is well-serviced by regular bus and train services and offers easy access to arterial routes and the M1 motorway network. Some of the province's leading schools are within walking distance as well as Queens University, and the Royal and Belfast City Hospitals.

Internally the apartment briefly comprises; a welcoming entrance hall with a stairwell up to the first floor, a spacious living/dining room with a feature fireplace, a fitted kitchen with a range of high & low-level units, four generous-sized double bedrooms - the master benefiting from a white three piece shower room and a separate family bathroom with a three piece suite. The property also benefits from gas fired central heating and uPVC double-glazed windows.

Externally there is an outside storage cupboard and a generous north-facing rooftop terrace.

**\*\*This property is part furnished and available immediately on a shorter term of 3 months\*\***

Call 02890 388383 to arrange your personal viewing today!

### Viewing

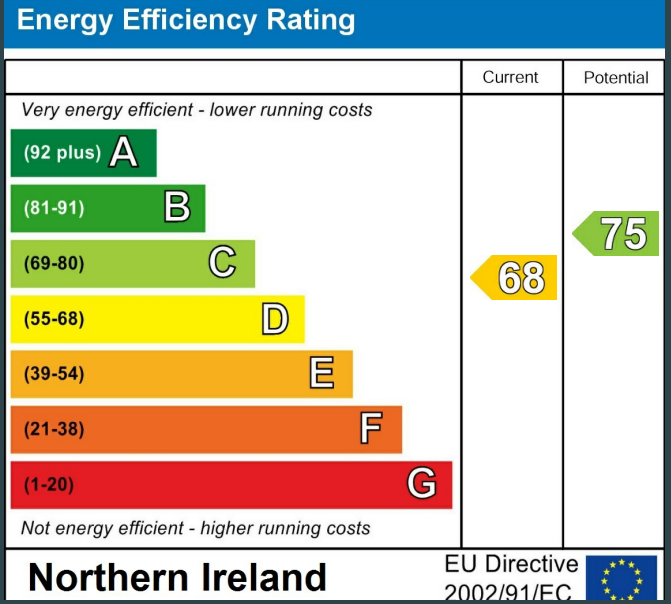
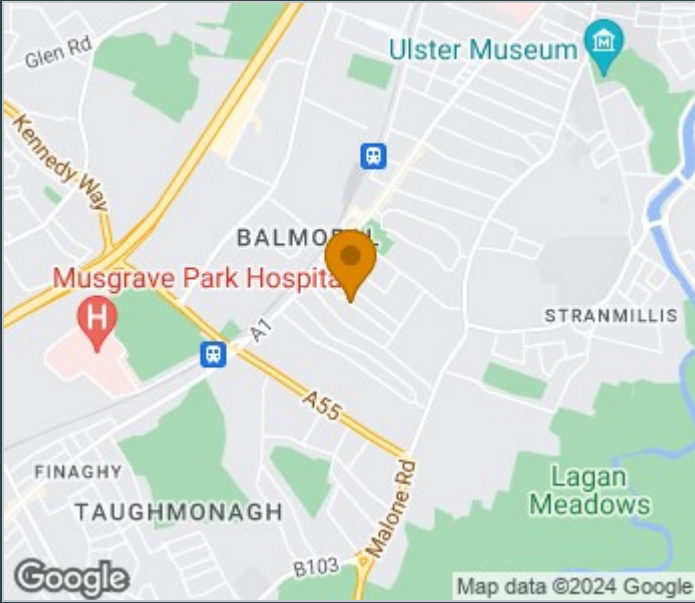
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- First Floor Apartment in the Highly Desirable Osborne Drive Area of BT9
- Spacious Open Plan Living / Dining Area with Feature Fireplace
- Fitted Kitchen with a Range of High and Low-Level Units and Access to the Roof Terrace
- Four Well Proportioned Bedrooms (Master with an Ensuite Shower Room)
- Family Bathroom with Three Piece Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Outdoor Storage and North Facing Rooftop Terrace
- Part Furnished
- Not HMO Registered
- **\*\*Available Immediately for a Shorter Term of 3 Months\*\***



## 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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