

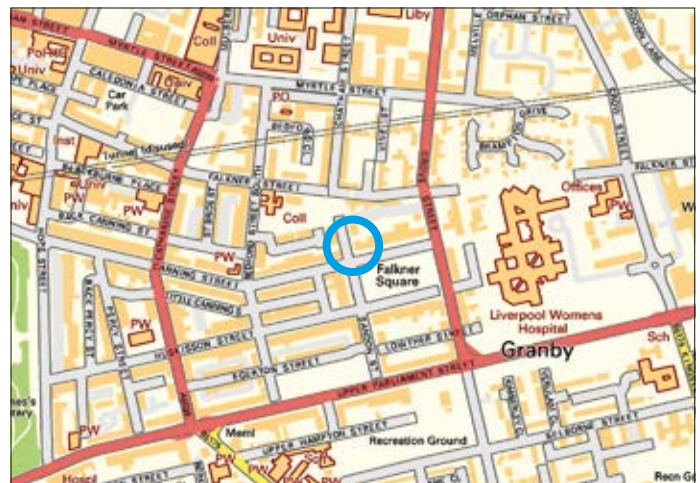


- **A large three storey end town house converted to provide four self contained apartments (three one- and one three-bedrooms).**

Description A large three storey end town house converted to provide 4 self contained apartments (three one- and one three-bedrooms), one of which is currently let by way of an Assured Shorthold Tenancy to three students at £12,000 per annum. The property has recently undergone refurbishment throughout including a full rewire, new kitchens and new bathrooms. The potential annual income once fully let would be in excess of £36,000.

Situated Off Grove Street which in turn is off Upper Parliament Street within the sought after Georgian Quarter of the city within easy reach of the city's universities, nightlife and retail core.

Outside Communal yard



Not to scale. For identification purposes only

Basement Flat 1 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

Ground Floor Flat 2 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

First Floor Flat 3 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

Second Floor Flat 4 Lounge, Kitchen, two Bedrooms, Bathroom/WC, Stairs to Further Bedroom

Third Floor Further Bedroom

