

For Sale

Asking Price: €695,000

Sherry
FitzGerald



89 Botanic Road, Glasnevin,
Dublin 9. D09 H6V4

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BER G



GROUND FLOOR



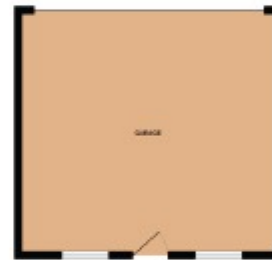
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



89 Botanic Road is a charming red brick property set on one of North Dublin's most sought after roads. Currently split into five self-contained units, this substantial property presents itself as a superb investment opportunity but also has the potential to be converted back into a beautiful four bedroom family home complete with many original features throughout.

The property extends to approximately 162sq m/ 1,744sq ft and is arranged in five self-contained units. The large, welcoming entrance hall provides access to units 1-3, while a staircase leads to the return where unit 4 is located. Further up, unit 5 occupies the first and second floors.

The rear garden is laid in lawn with a large garage (30 sq m approx.) which provides off street parking for at least two vehicles.

Situated on Botanic Road, one of the most desirable locations for young families in the city, this property enjoys a superb location just a short stroll from both Drumcondra and Phibsborough villages with many amenities and is within comfortable walking distance of the city centre, Phoenix Park, Botanic Gardens and Griffith Park. It is also within a few minutes of The Mater Hospital and convenient to the Four Courts, Law Library, King's Inns, Blackhall Place and Dublin airport. The M50, M1 and Dublin Airport are all just a short drive away.

SPECIAL FEATURES

- Charming red brick property
- Built c.1900
- Original features and high ceilings throughout
- Off street parking to the rear
- Large garage with rolling shutter door (approx. 30sq m)
- Excellent location close to abundance of amenities
- Short drive to M1, M50 and Dublin Airport

ACCOMMODATION

Entrance Hall 6.76m x 1.74m (22'2" x 5'9")

Large welcoming entrance hall with carpet flooring, ceiling coving and dados rail.

Unit 1

To the front of the property with wood flooring, coving, rose, fireplace, bay window, and ensuite containing WC, whb and shower.

Unit 2

With own door access to the rear of the property with wood flooring, coving, fireplace, and ensuite containing WC, whb and shower.

Unit 3

To the rear of the property with carpet flooring and ensuite containing WC, whb and shower.

Unit 4

Set on the return with own ensuite.

Unit 5

Set on the first and second floor.

**GARDEN**

The rear garden is laid in lawn with a large garage (approx.) which provides off street parking for at least two vehicles.

**BER**

BER G, BER No. 118162593

Energy Performance Indicator: 453.48 kWh/m²/yr

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