

TEMPLETON  
ROBINSON



13 Trossachs Gardens,  
BELFAST,  
BT10 0HX

Offers Over  
£525,000

Viewing by  
appointment with  
& through agent  
028 90 663030





Just off the Upper Malone Road near to the Mary Peter's track and Lagan Meadows this fabulous, extended family home enjoys proximity to a diverse range of amenities including excellent schools (such as Finaghy and Saint Anne's), renowned public Parks including Lady Dixon, transport routes into and around the city as well as many shops and services.

The spacious accommodation briefly comprises on the ground floor generous living room with feature fireplace and access to a casual sitting area, separate family room with

impressive open plan kitchen that benefits from underfloor heating and leading to raised decked area with beautiful mountain views, separate utility room, study/snug and wc. On the first floor are four well-proportioned bedrooms, principal with large en suite shower rooms and feature free-standing bath to compliment the main family bathroom. Of special note is the rear garden enjoying evening sunshine and views to Cave Hill. Deceptively spacious and ideal for modern day living, we encourage an internal viewing at your earliest convenience.





- Fabulous, deceptively spacious detached family home in most convenient and desirable location
  - Generous living room with feature fireplace and access to outdoor casual dining area
  - Seperate family room with impressive open plan kitchen and dining area
    - Ground floor study/snug, leading to utility room
    - Downstairs WC
- Four well-proportioned bedrooms; Principal with ensuite shower room and free-standing bath
  - Contmeporary family bathroom
  - uPVC double glazed, mains gas central heating
- Privately enclosed rear garden with raised decking offering stunning views and steps to lawn area
  - Driveway parking for multiple vehicles
- Excellent proximity to leading schools, the Lagan Meadows, Lady Dixon Park and many other amenities

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The Property Comprises:

## Ground Floor

HALLWAY: Hardwood front door with glazed side panels, solid hardwood flooring, understair storage cupboard.

LIVING ROOM: 21' 4" x 11' 4" (6.5m x 3.45m) Feature fireplace with stainless steel insert, slate hearth and open gas fire, solid hardwood flooring, recessed lighting, double doors to open plan kitchen, patio doors on to front decking area.



HOME OFFICE/SNUG: 10' 5" x 7' 6" (3.18m x 2.29m) Solid hardwood flooring, built in shelving, access to:





UTILITY ROOM: Range of high and low level units, stainless steel sink with mixer tap, plumbed for washing machine, gas boiler cupboard.

LUXURY OPEN PLAN KITCHEN: 29' 9" x 26' 5" (9.07m x 8.05m) (at widest) - Impressive open plan kitchen with extensive range of high and low level units, built in oven, gas hob and extractor, integrated dishwasher, large island with breakfast area and understorage, solid stone worksurfaces, feature gas plasma fire, hardwood flooring with underfloor heating, recessed lighting. Sliding patio doors onto raised decking.



DOWNSTAIRS W.C: WC, wash hand basin, ceramic floor tiling, part tiled walls, recessed lighting.



## First Floor

LANDING: Solid oak flooring, shelved storage cupboard, hot press cupboard.

BATHROOM: Low flush WC, floating wash hand basin, free standing bath, walk in corner shower with jet massage system, fully tiled, recessed lighting.



PRINCIPAL BEDROOM: 20' 6" x 18' 10" (6.25m x 5.74m) Solid oak flooring, raised area with free standing bath, recessed lighting, stunning mountain views.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin with vanity unit, walk in double shower cubicle with jet massager, fully tiled, recessed lighting, extractor fan.





BEDROOM (2): 12' 10" x 12' 9" (3.91m x 3.89m) Solid oak flooring.

BEDROOM (3): 12' 9" x 11' 5" (3.89m x 3.48m) Solid oak flooring, built in wardrobes, access to partially floored loft.

BEDROOM (4): 11' 7" x 7' 0" (3.53m x 2.13m) Solid oak flooring, built in wardrobe.

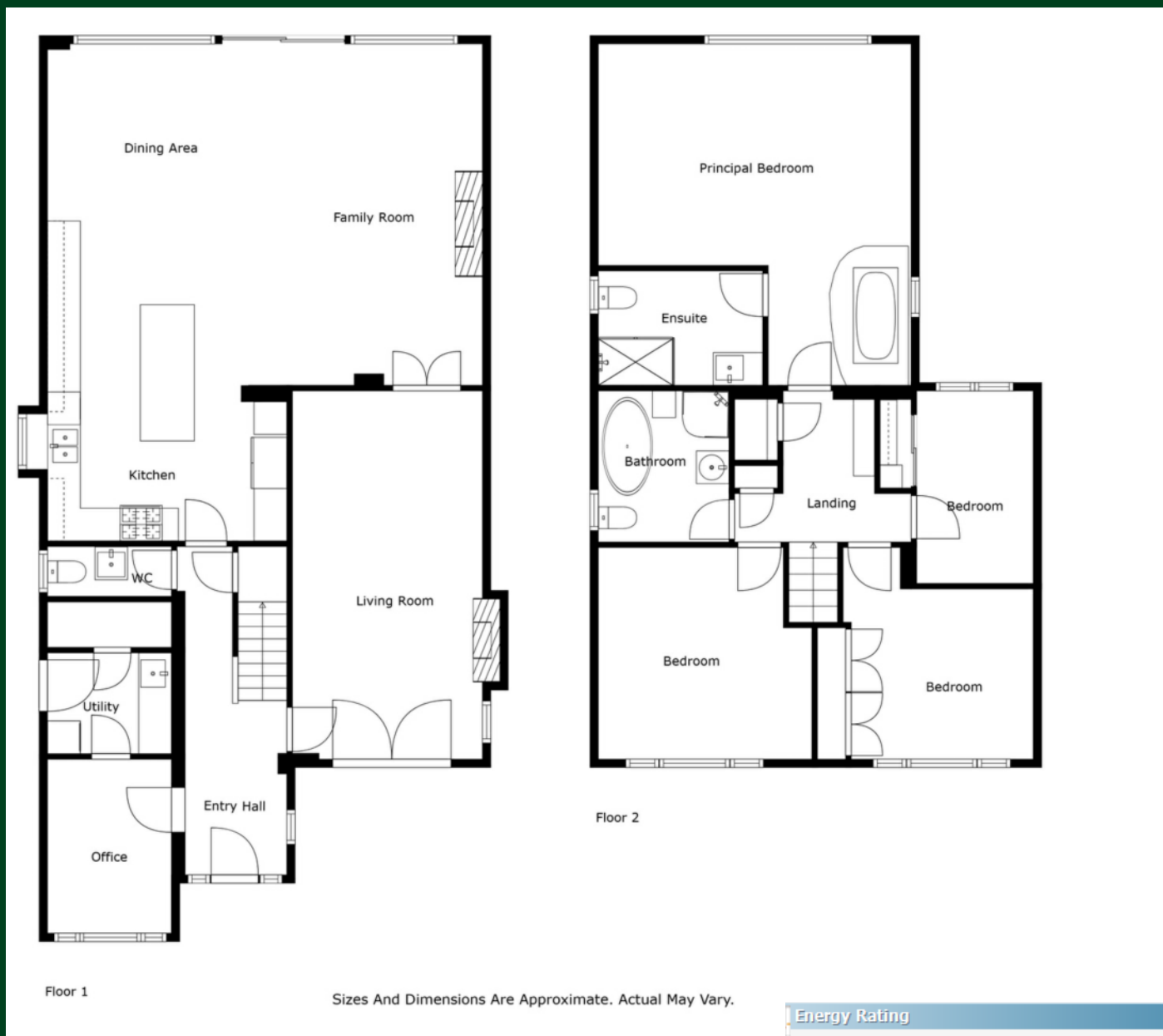


## Outside

Raised decked area with views to cavehill, steps to lawn garden with mature shrubs and borders.

Driveway parking to the front, decked terrace with mature trees, shrubs and borders.





## Location:

Coming from Upper Malone Road, turn into Finaghy Road South then Trossachs Drive, Trossachs Gardens is on the Right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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## Energy Rating

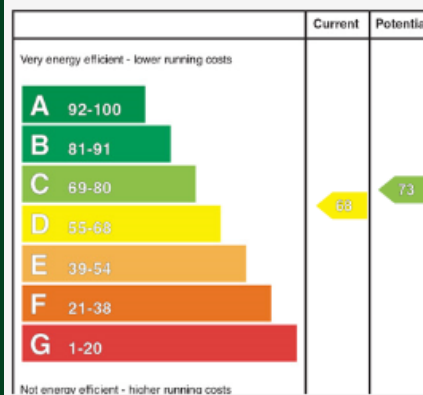
Epc Type: Domestic

Current: D68

Potential: C73

EPC Landmark Code: 6100-1170-0622-2505-3653

[Epc Certificate](#)



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