



12 Osborne Gardens,
Belfast,
BT9 6LE

Offers Over
£1,575,000

Viewing by
appointment with
& through agent
028 90 663030





Occupying a beautifully mature site extending to approximately 0.35 acres, this fabulous detached home was built circa 1915 and has been sympathetically extended and renovated to allow for modern conveniences but also retain the character and charm of the property. Osborne Gardens is a sought after Park and there are only a few properties in Malone that offer the convenience of the location, area and seclusion of the site, architectural style of residence and overall family accommodation.

Whilst the mature grounds enjoy complete privacy, the Malone and Lisburn Roads are within minutes walk and leading schools including Inchmarlo, Fullerton House, Victoria

College, St Brides and Stranmillis Primary are all close by.

The property offers adaptable family accommodation to meet most family requirements, and is complimented externally with landscaped south west facing gardens in lawns, various specimen trees and shrubs, a large stone terrace, and generous parking and turning areas accessed via electric gates.

A magnificent family home with character and charm but also modern specifications, occupying a setting in one of Northern Ireland's most desirable residential locations.

Viewing by appointment.



- Fabulous Five Bedroom Home Built Circa 1915 on A Mature Surrounding Site of Circa 0.35 Acres With Character and Charm alongside Modern Conveniences
 - Entrance Hall with Original Stained Glass Window and Under Stairs Storage
 - Formal Dining Hall with Attractive Fireplace and Views to Divis Mountain
 - Drawing Room with Ornate Oak Fireplace
 - Morning Room with Marble Fireplace and Views to the Mature Rear Gardens
 - Home Office / Play Room with Bespoke Built in Shelving and Units
- Extended Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Living and Dining Room, Access to Delightful Patio Area
 - Utility Room and Downstairs wc
- Five Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room and Walk in Wardrobe
 - Modern Family Bathroom
 - Gas Heating / Double Glazed Windows
- Lovely Homely Ambiance with Character and Charm but Everyday Modern Conveniences with Sympathetic Renovation and Extensive
- Magnificent Private and Mature Gardens Laid in Large South West Facing Lawns, with an Array of Specimen Trees, Well Stocked Beds in Bushes and Shrubs, Extensive Stone Paved Patio
 - Electric Entrance Gates to Tarmac Parking and Turning Area for Several Cars
- Highly Regarded Residential Location Within easy Access of the City Centre, the Lisburn and Malone Roads, Main Arterial Transport Routes and Leading Schools

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The Property Comprises:

Ground Floor

Hardwood front door and glazing to...

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and glazing to...

ENTRANCE HALL: Wood strip floor, feature stain glass window, under stair storage.

DINING ROOM/RECEPTION HALL: 17' 3" x 13' 0" (5.26m x 3.96m) Attractive fireplace with cast iron inset and slate hearth, cornice ceiling, picture rail, bay window, wood strip floor, views to Divis mountain.



DRAWING ROOM: 17' 7" x 16' 0" (5.36m x 4.88m) Ornate oak fireplace with tiled inset and hearth, wood strip floor, cornice ceiling, side bay window.



MORNING ROOM: 17' 9" x 17' 4" (5.41m x 5.28m) Marble fireplace, cast iron inset and Granite hearth, wood strip floor, cornice ceiling, picture rail, side and rear bay windows.



INNER HALLWAY: Wood strip floor.

HOME OFFICE: 13' 8" x 11' 9" (4.17m x 3.58m) Oak floor, brick fireplace with tiled hearth and wooden mantle, bespoke built in shelving and units.



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CLOAKROOM: High flush WC, vanity unit and wash hand basin, tiled floor.

UTILITY ROOM: 14' 2" x 4' 9" (4.32m x 1.45m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, gas boiler, space for tumble dryer, plumbed for washing machine, part tiled walls, tiled floor.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING ROOM: 27' 7" x 22' 6" (8.41m x 6.86m) At widest points. Wooden range of high and low level units, wooden worksurfaces, Belfast style sink, space for fridge/freezer, larder cupboard and built in wine rack, large island unit with 5 ring gas hob and Granite work surface.

Birch fireplace with gas coal effect fire, wooden mantle, tiled floor, glazed doors to rear.





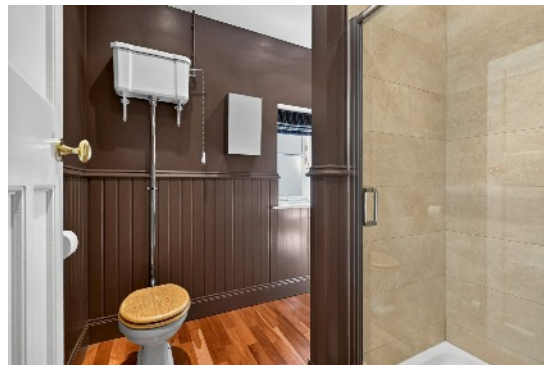
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First Floor

LANDING: Access to roofspace via slingsby ladder, cornice ceiling, picture rail, stain glass window.

BEDROOM (1): 18' 6" x 17' 5" (5.64m x 5.31m) Wood strip floor, views to cricket pitches, double doors and glazing to fully fitted walk-in wardrobe.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle with drencher shower, wood floor, low voltage spotlights, wood panelled walls.



BEDROOM (2): 17' 8" x 16' 0" (5.38m x 4.88m) Oak fireplace with tiled inset and hearth, built in robe, picture rail, side bay window.



BEDROOM (3): 13' 0" x 12' 3" (3.96m x 3.73m) Wood strip floor, picture rail, built in robe, views to Divis mountain.



BEDROOM (4): 14' 0" x 14' 0" (4.27m x 4.27m) Wood strip floor, cornice ceiling, built in robes, hotpress.

BEDROOM (5): 14' 2" x 12' 0" (4.32m x 3.66m) At widest points. Wood strip floor, cornice ceiling, low voltage spotlighting.



FAMILY BATHROOM: White suite comprising low flush WC, vanity unit and marble work surfaces, fully tiled shower cubicle, free standing bath on claw feet, ceramic tiled floor, under floor heating.



Outside

OUTSIDE: South West facing rear gardens with large lawns, mature hedging, weeping willow and other specimen trees, beds in shrubs, bushes, circular paved patio area to the rear, extensive stone paved patio, surrounding lighting throughout the garden.





Location:

From the Lisburn Road take Cranmore Park and then Osborne Gardens is on the right hand side close to Inch Marlo.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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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