



37 Lakeside Drive,  
Upper Malone,  
Belfast, BT10 0NU



Asking Price £174,950

**Dougan**  
RESIDENTIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)

## KEY FEATURES

- Stunning Semi-Detached Chalet Bungalow
- Excellent Upper Malone Location Close To Leading Schools
- Quiet Cul-De-Sac Position
- Ease Of Access To Belfast City Centre And Main Arterial Routes
- Bright And Spacious Living Room With Ceiling To Floor Windows And Feature Wall Mounted Gas Fire
- Modern High Gloss Kitchen With Dining Area
- Three Generous Bedrooms
- Luxury Bathroom With Separate Shower Cubicle
- Private And Secluded Rear Garden With Patio
- Driveway Parking For Several Cars
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Stunning semi-detached chalet bungalow located just off Trossachs Drive, Upper Malone, South Belfast. The property benefits from an excellent cul-de-sac position within a quiet development and offers ease of access to the Malone Road, Lisburn Road and Finaghy Village.

The property has been maintained to an exceptional standard and boasts excellent living accommodation. The ground floor comprises of a bright and spacious living room with ceiling to floor windows and feature gas fire and a modern fully fitted kitchen with dining area. To the first floor are three generous bedrooms (two bedrooms with built in robes) and a luxury family bathroom with separate shower cubicle.

Externally the property benefits from front and rear gardens in lawn and driveway parking for several cars.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** uPVC front door with side windows, wooden floor, under stair storage

**LIVING ROOM: 16' 2" x 12' 1" (4.93m x 3.68m)**  
Cornicing, wooden floor, feature wall mounted gas fire

**KITCHEN WITH DINING AREA : 16' 2" x 8' 8" (4.93m x 2.64m)**

Excellent range of high and low level units, high gloss finish, chrome handles, glazed display cabinets and feature under lighting, wood effect work surfaces, stainless steel sink unit with chrome swan mixer tap, integrated four ring halogen hob with chrome splash back and chrome extractor fan, integrated fridge freezer, integrated dish washer, integrated washing machine, vented for tumble dryer, tiled floor

### First Floor

**LANDING:** Hot press with linen shelving, storage, access to floored roof space (potential for conversion subject to the necessary statutory approvals)

**BEDROOM (1): 12' 1" x 9' 1" (3.68m x 2.77m)**

Laminate wooden floor, built in storage, Velux window

**BEDROOM (2): 12' 0" x 7' 1" (3.66m x 2.16m)**

Laminate wooden floor, Velux window

**BEDROOM (3): 9' 0" x 8' 5" (2.74m x 2.57m)** Laminate wooden floor, Velux window, built in storage

**BATHROOM:** Panel bath with chrome taps, multi panelled shower cubicle, pedestal wash hand basin with chrome taps, wall mounted mirrored vanity unit with light and power, low flush w.c, heated towel radiator, tiled floor, fully tiled walls, spot lighting, velux window

### Outside

Driveway parking for several cars.

Front garden laid in lawn.

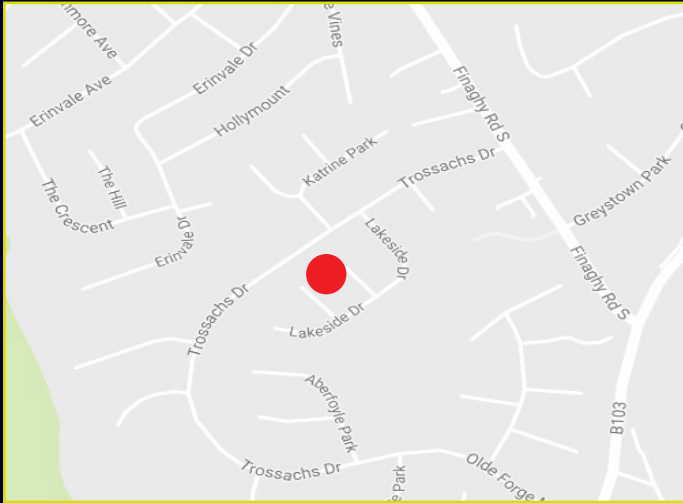
Private rear garden laid in lawn with patio area, timber fencing and mature hedges.











Very energy efficient - lower running costs

**A** 92 plus

**B** 81-91

**C** 69-80

**D** 55-68

**E** 39-54

**F** 21-38

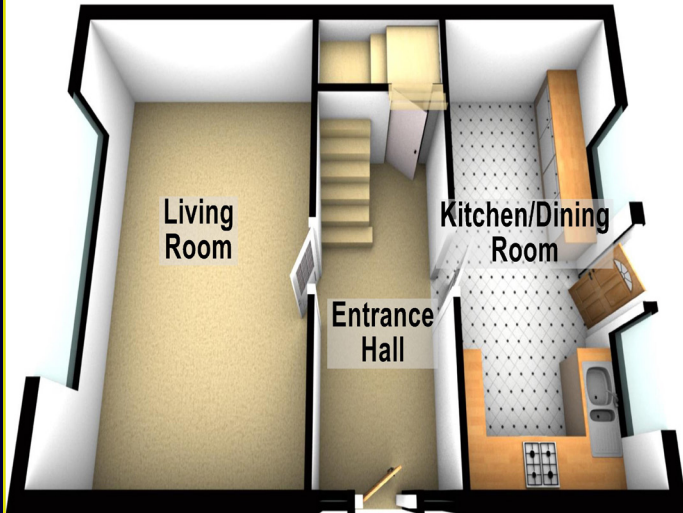
**G** 1-20

Not energy efficient - higher running costs

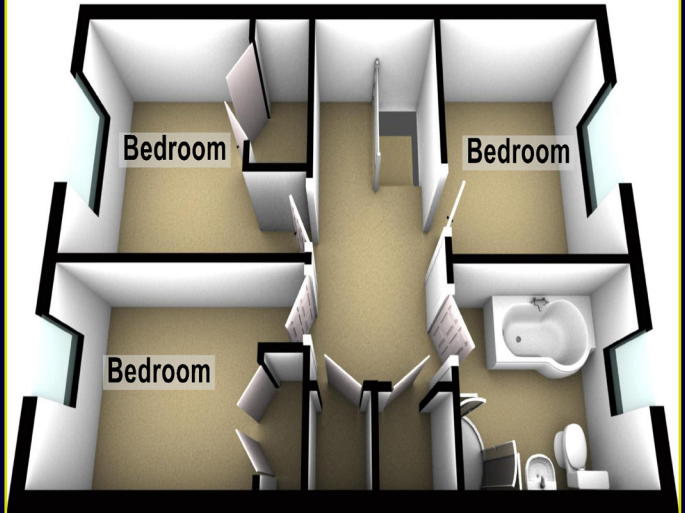
47

58

### Ground Floor



### First Floor



**RICS**

the mark of  
property  
professionalism  
worldwide



**Dougan**  
RESIDENTIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
Telephone 028 9030 8855 Fax 028 9061 2252  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.