



58 Trossachs Drive  
Upper Malone  
Belfast  
BT10 0HU

Asking Price  
**£199,950**

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
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## KEY FEATURES

Detached Family Home In Upper Malone

Excellent Location Close To Local Amenities And Leading Schools

Public Transport Services And Main Arterial Routes Easily Accessible

Front Living Room

Kitchen Open To Dining Room

Three Generous Bedrooms

First Floor Bathroom

Private And Enclosed Side And Rear Gardens

Driveway Parking For Several Cars

Detached Garage

Oil Fired Central Heating

Double Glazed

Early Viewing Advised



## SUMMARY

Deceptively spacious detached family home located on Trossachs Drive, Upper Malone, South Belfast. The property benefits from an excellent location boasting ease of access to many local amenities, public transport services and main arterial routes. Many leading primary, secondary and grammar schools are close at hand.

The property comprises of a front living room and kitchen open to a dining room on the ground floor. Three bedrooms and a bathroom are to the first floor.

The property occupies a generous plot with front, side and rear gardens and a driveway with parking for several cars leading to a detached garage.

Early viewing is advised to appreciate the potential this home has to offer.





**ACCOMMODATION:**

**Ground Floor**

**ENTRANCE HALL:**

Pvc front door

**LIVING ROOM:**

**13' 1" x 10' 10" (3.99m x 3.3m)**

Feature fire place, cornicing

**KITCHEN OPEN TO DINING AREA :**

**16' 5" x 12' 5" (5m x 3.78m)** Range of high and low level units, breakfast bar, space for oven and hob, extractor fan, stainless steel sink unit, plumbed for washing machine, space for fridge freezer, tongue and groove ceiling,

**First Floor**

**LANDING:**

**BEDROOM (1): 12' 9" x 9' 4" (3.89m x 2.84m)** Built in storage

**BEDROOM (2): 9' 9" x 9' 8" (2.97m x 2.95m)** Built in furniture

**BEDROOM (3): 9' 9" x 6' 7" (2.97m x 2.01m)** Measurement at widest points

**BATHROOM:** Panel bath with electric shower over, pedestal wash hand basin, low flush w.c, tiled walls, tongue and groove ceiling

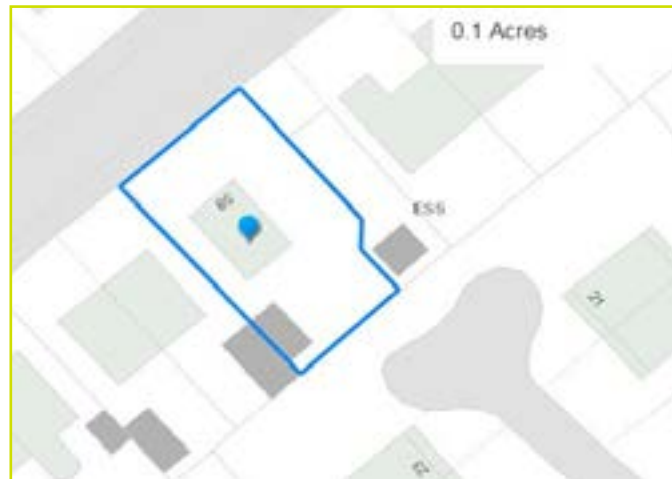
**Outside**

**DETACHED GARAGE: 10' 1" x 9' 8" (3.07m x 2.95m)**

Front garden laid in lawn. Side and rear garden in lawn with patio. Driveway parking for several cars.





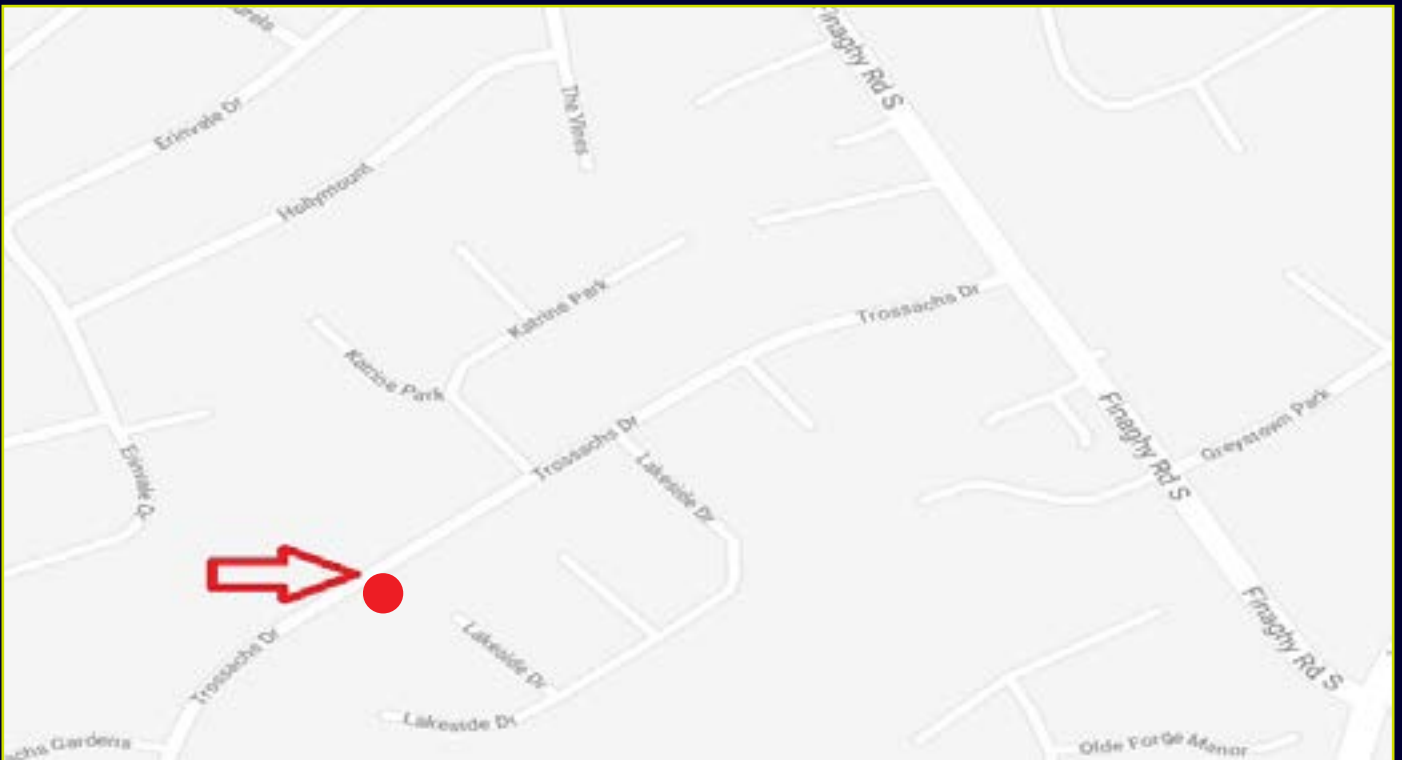




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



**LOCATION:** Upper Malone, South Belfast

**EPC**



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