

# Fred.

ESTATE AGENTS



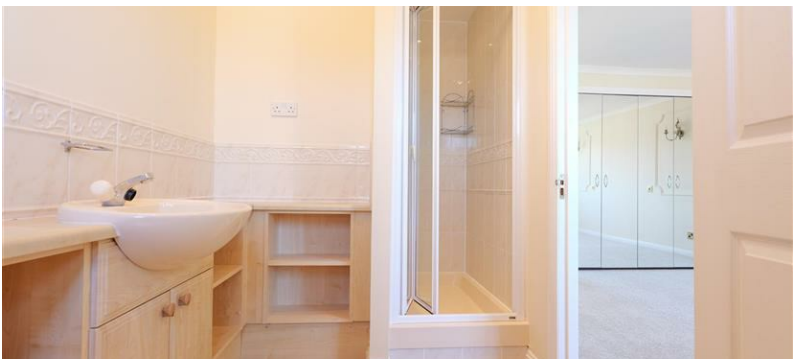
**65 Belhaven Park**

Glasgow

**Offers over £270,000**







Nestled within a highly sought-after estate in the desirable Muirhead area of Glasgow, this impressive four-bedroom detached villa offers spacious and versatile living across two well-appointed levels.

Upon entering, you're welcomed by a bright and inviting hallway that sets the tone for the rest of the home. To the front, a generous lounge bathed in natural light from a large bay-style window provides a warm and elegant setting, enhanced by a stylish feature fireplace—perfect for relaxing. At the rear, the modern fitted kitchen boasts ample cabinetry, an integrated eye-level oven, gas hob, and plentiful workspace, making it ideal for family living. Adjacent to the kitchen, a separate dining room with French doors opens directly onto the private rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor are a practical utility room and a convenient cloakroom/WC.

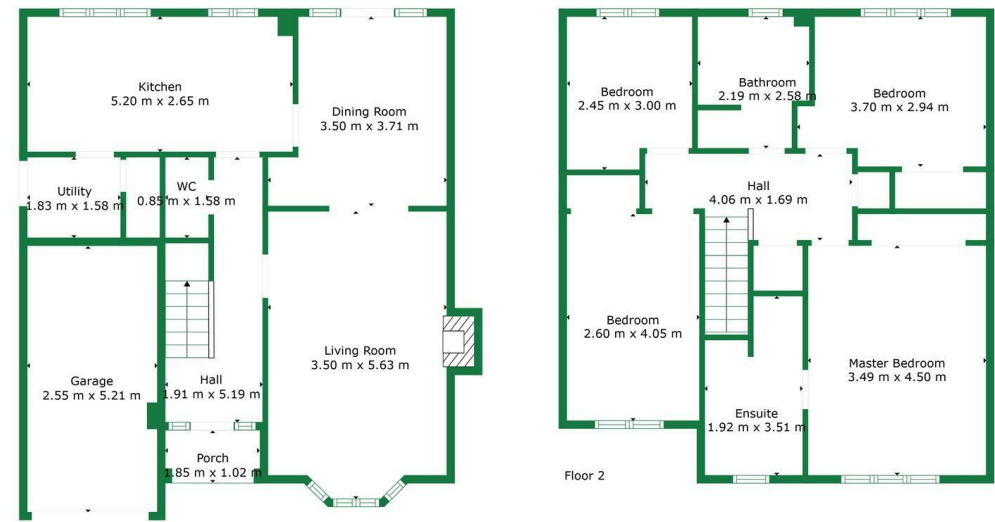
The upper floor features a landing area that leads to four well-proportioned bedrooms, each offering plenty of storage and space for bedroom furniture, whilst the master hosts an en-suite shower room. Completing this floor is a part tiled family bathroom consisting of back to wall WC/sink combination, bath and shower enclosure.

Located off Station Road on the outskirts of the town, Belhaven Park is well placed for a host of local amenities in Chryston and Muirhead including schooling with Chryston Primary School being close by. There is also ease of access via the Cumbernauld Road to the interchange for the M80 which is ideal for commuting to either Glasgow or Stirling. For the golfers, Crow Wood Golf Course is also nearby.

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor 1

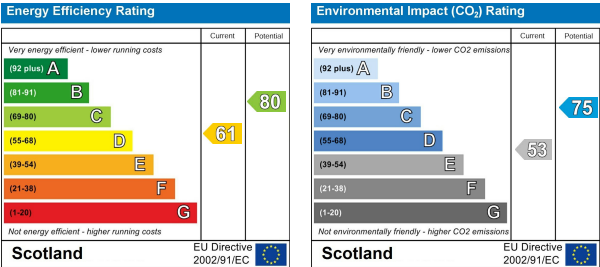
Floor 2



TOTAL: 144 m2  
FLOOR 1: 73 m2, FLOOR 2: 71 m2  
EXCLUDED AREAS: PORCH: 2 m2, FIREPLACE: 1 m2



## Energy Efficiency Graph



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