



## 64 Belhaven Park

Muirhead, Glasgow, G69 9FB

### Offers over £275,000

Tastefully presented, three bedroomed spacious detached family villa, with conservatory added, enjoying a delightful, cul-de-sac position within this sought-after locale in Muirhead

On the ground floor the property comprises of a welcoming entrance hallway, bright and airy lounge with feature fireplace, modern fully fitted kitchen with integrated appliances, dining area, conservatory overlooking and offering access to the rear garden, utility room and cloakroom/wc

Upstairs, the property has a spacious landing, family modern bathroom, three double bedrooms, of which the master bedroom provides an en suite shower room and all with fitted wardrobes

The property is situated on a substantial plot and provides well maintained gardens, Monoblock long driveway to the front leads to the integral garage and a fully enclosed landscaped rear garden with decked private sitting area ideal for entertaining, paved walkways and artificial grass.

Belhaven Park is well placed within easy reach of amenities with the area offering easy access to a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the nearby M8 providing convenient access to the central belt. The area also offers excellent public transport, with train and bus services providing links to the surrounding areas.

EPC C

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Detached Villa
- Conservatory
- Private Landscaped Rear Garden
- Three double bedrooms - master ensuite and all with fitted wardrobes
- Utility and Cloakroom/wc
- Modern Kitchen
- Integral Garage and ample off road parking



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Floor Plan



Area Map



Energy Efficiency Graph



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.