

58 Osborne Park,  
Malone, Belfast, BT9 6JP



Offers Over £995,000

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**KEY FEATURES**

- Substantial Detached Family Residence In One Of South Belfast’s Most Sought After Residential Addresses Which Has Been Fully Modernised And Immaculately Presented By The Current Owners And On A Large Private Mature Site
- Attractive Entrance Porch Leading To Spacious Entrance Hall With Oak Strip Floor And Decorative Cornicing, Inner Hall With Cloaks Storage And Cloakroom With WC
- Formal Dining Room With Oak Strip Floor And Attractive Carved Mahogany Fireplace, Sitting Room With Attractive Oak Fireplace
- Double Doors From Entrance Hall Leading To Living Room Overlooking Rear And Side Gardens With Access To Study And Garden Room
- Impressive Hand Painted Kitchen With Island Unit, Granite Work Surfaces, ‘Rangemaster’ Oven Leading To Dining Room With Built In Matching Dresser Unit And Window Seating
- Fully Fitted Utility Room
- 5 Bedrooms To Include Master Bedroom With Walk In Fitted Dressing Room And Ensuite Shower Room
- Luxury Family Bathroom With Free Standing Bath, Walk In Double Shower With Drencher Shower Head, Complimentary Tiling
- GFCH (New System Installed In 2019), Triple Glazed Windows (Partial Sliding Sash)
- 5Kw Solar Panels
- Security Alarm System And CCTV
- Double Electric Entrance Gates Leading To Ample Tarmac Driveway Parking To Front And Side
- Detached Garage
- Mature Manicured Private Gardens To Front, Side, And Rear In Lawns With Variety Of Mature Tree And Shrubs
- Surrounded By A Wealth Of Local Amenities, Facilities And Local Transport Links To The City Centre And Easy Access To Belfast’s Leading Primary And Secondary Schools, Convenient To Royal And City Hospitals And Queens University



**SUMMARY**

Osborne Park is undoubtedly one of Belfast’s most desirable residential addresses and while this mature setting enjoys considerable privacy and seclusion, the location could not be more convenient for access to the City Centre, Lisburn Road, main arterial transport routes, leading schools and academic institutions, shops, parks, golf clubs and shopping facilities.

The property offers well-proportioned accommodation complimented by many fine architectural features synonymous with a house built in this era, including detailed corniced ceilings, period fireplaces, and wood strip flooring.

The accommodation comprises an impressive entrance porch, spacious reception hall, and Inner hall with double cloaks cupboard and cloakroom with WC. There are 2 separate formal receptions room to the front of the property and then superb additional modern family living to the rear which includes living room with study and Garden room off and stunning modern kitchen open plan to dining room. On the first floor there are five generous bedrooms to include Master with Ensuite Shower Room and Dressing Room and Good sized Luxury Family Bathroom

Externally the property is positioned on an exceptional extremely private mature site laid in well-manicured lawns to front, side and rear with generous parking leading to Detached Garage.

All in all, a magnificent period residence occupying a superb mature site. Viewing is by private appointment and is highly recommended.





## ACCOMMODATION

### GROUND FLOOR

Double entrance door with feature stained leaded glass window above leading to:

#### ENTRANCE PORCH:

Ceramic tiled floor. Glazed inner door with side panels leading to:

#### IMPRESSIVE ENTRANCE HALL:

Oak strip floor. Decorative corniced ceiling with ceiling rose.

#### INNER HALLWAY:

Oak strip floor. Double cloaks cupboard.

#### CLOAKROOM:

Tiled walls and floor. Low flush WC. Vanity unit. Feature radiator.







#### FORMAL DINING ROOM:

**21' 3" x 14' 1" (6.48m x 4.29m) (into bay)**

Wide oak strip floor. Decorative corniced ceiling and ceiling rose. Picture rail. Attractive carved mahogany fireplace with slate in lay and hearth and brick inset.

#### SITTING ROOM:

**14' 7" x 13' 2" (4.44m x 4.01m)**

Oak strip floor. Attractive oak fireplace with tiled feature inset and tiled hearth. Decorative corniced ceiling and ceiling rose.

Glazed double doors from entrance hall to:

#### LIVING ROOM:

**24' 11" x 12' 0" (7.59m x 3.66m)**

Wide oak strip floor. Corniced ceiling. Painted wooden fireplace with brick inset and wood burning stove. Double doors to:







**GARDEN ROOM:**  
**20' 10" x 12' 1" (6.35m x 3.68m) (at widest points)**

Slate floor. Tongue and groove vaulted ceiling. 2 x Velux windows. Door to side garden.

**STUDY / OFFICE:**  
**8' 1" x 7' 7" (2.46m x 2.31m)**

Solid wooden floor. Built-in storage cupboard.

**LUXURY OPEN PLAN KITCHEN / DINING AREA:**  
**26' 11" x 12' 4" (8.2m x 3.76m)**

Full range of high and low level hand painted units. Twin old Belfast sinks. Granite work surfaces. Integrated 'Siemens' dishwasher. Stainless steel 'rangemaster' oven with 5 ring gas hob and granite splashback. Island unit with breakfast bar. Corniced ceiling. Slate floor. 'Siemens' American style fridge/freezer.

DINING AREA - Window seating. Slate floor. Decorative corniced ceiling and ceiling rose. Matching fitted dresser unit.

**UTILITY ROOM:**  
**12' 4" x 6' 5" (3.76m x 1.96m)**

Range of fitted units. Single drainer stainless steel sink unit. Plumbed for washing machine. Door to rear.







#### FIRST FLOOR RETURN

#### LANDING:

Corniced ceiling.

#### REAR RETURN

**BEDROOM (1):**  
17' 0" x 11' 11" (5.18m x 3.63m)  
(at widest points & incorp. en-suite)

Corniced ceiling.

#### ENSUITE SHOWER ROOM:

Fully tiled corner shower cubicle with 'drencher' shower head. Chrome heated towel rail. Low flush WC. Vanity unit with tiled splashback. Tiled floor.





**BEDROOM (2):**  
14' 6" x 12' 4" (4.42m x 3.76m)

Solid wooden floor. Corniced ceiling.

**DRESSING ROOM:**

Fitted with shelves, drawers and hanging space. Oak strip floor.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with 'drencher' shower head. Low flush WC. Vanity unit with mirror above.

**FIRST FLOOR**

**BEDROOM (3):**  
14' 6" x 11' 9" (4.42m x 3.58m)

Corniced ceiling.

**BEDROOM (4):**  
21' 7" x 13' 1" (6.58m x 3.99m)

Feature stained leaded glass window. Corniced ceiling. Access to roof space. (Currently used as Family Room).

**BEDROOM (5):**  
13' 8" x 13' 2" (4.17m x 4.01m)

Corniced ceiling.



**LANDING:**

Walk-in shelved hotpress with 'Baxi' gas fired boiler.

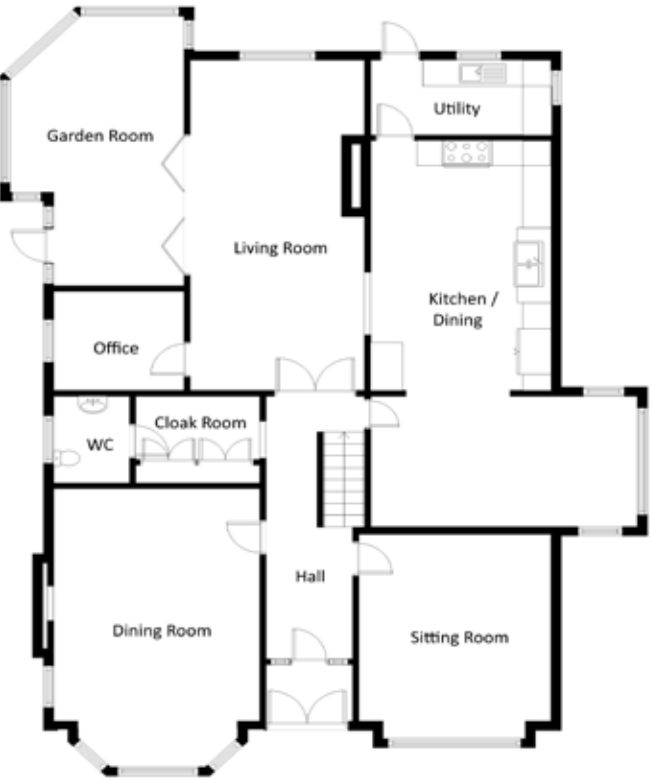
**LUXURY FAMILY BATHROOM:**

Half tiled walls. Freestanding bath with telephone hand shower. Chrome heated towel rail. Low flush WC. Vanity unit with wall mirror above with lighting. Walk-in double shower cubicle with 'drencher' shower head. Corniced ceiling. Tiled floor.

**OUTSIDE**

Double electric entrance gates leading to ample tarmac parking to front and side.

Large private mature gardens to front, side and rear in lawn with variety of trees and shrubs, flowerbeds. Patio area to rear and boundary hedging.



58 Osbourne Park, Belfast (Ground Floor)

Plans for illustrative purposes only



58 Osbourne Park, Belfast (1st Floor)

Plans for illustrative purposes only



# Location



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