

TEMPLETON  
ROBINSON



76 Osborne Drive,  
Belfast,  
BT9 6LJ

Offers Over  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This attractive bay fronted detached family home is situated in a quiet location in one of south Belfast's most prestigious addresses. The stunning property boasts contemporary elegance and timeless charm, the heart of the home is the open plan kitchen seamlessly flowing into the dining area with breakfast island, perfect for gatherings. A separate living room awaits with an open fire offering warmth and comfort. To the first floor there are four bedrooms and recently installed family bathroom.

Outside a mature private rear garden provides an excellent degree of privacy. Additional features include a detached garage with home office to rear. Situated within walking distance to the Lisburn Road's vibrant dining and shopping scene, this property offers modern convenience and suburban tranquility.



- Attractive Double Fronted Detached Family Home in one of South Belfast's Most Prestigious Locations
  - Living Room with Bay Window & Open Fire
  - Modern Fully Fitted Kitchen with Breakfast Island Open to Ample Dining Area
    - 4 Double Bedrooms
    - Bathroom with White Suite
  - Front Driveway with Ample Parking Leading to Garage
  - Private Mature Rear Garden Ideal for Outdoor Entertaining
- Within Walking Distance of Lisburn Road with an Array of Shops, Restaurants, Public Transport & Leading Schools

The Property Comprises:

## Ground Floor

Hardwood front door with stained glass insets and stained glass side light to . . .

RECEPTION HALL: Exposed and treated wooden floor, picture rail, storage downstairs.

CLOAKROOM: Plumbed for washing machine.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with tiled splash back, extractor fan, ceramic tiled floor.

LIVING ROOM: 16' 7" x 15' 5" (5.05m x 4.7m) (into bay window). Dual aspect windows, exposed and treated wooden floor, polished limestone surround fireplace with cast iron inset with granite hearth and open fire, bespoke built-in shelving, cornice ceiling, picture rail.



KITCHEN/LIVING/DINING AREA: 35' 10" x 11' 5" (10.92m x 3.48m) (into bay window). Modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer tap, part tiled walls, built-in glazed display unit, integrated dishwasher, space for Rangemaster cooker, extractor fan and canopy above, pull-out larder cupboard, plumbed for American fridge freezer, concealed low voltage spotlights, ceramic tiled floor. Breakfast island with solid wood worktops, built-in breakfast bar, low voltage spotlights, uPVC double glazed access door to rear garden. Open to ample dining and living space with exposed and treated wooden floor, cast iron wood burning stove, bay window, cornice ceiling, ceiling rose, picture rail.





## First Floor

LANDING: Access to fully floored roofspace with light via Slingsby ladder, dual aspect windows.



BEDROOM (1): 14' 8" x 11' 4" (4.47m x 3.45m) Picture rail, outlook to front.



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BEDROOM (2): 12' 5" x 11' 4" (3.78m x 3.45m) Picture rail, timber surround fireplace.



BEDROOM (3): 12' 4" x 9' 5" (3.76m x 2.87m) Picture rail.



BEDROOM (4): 9' 7" x 9' 4" (2.92m x 2.84m) Bespoke built-in bedroom furniture including wardrobe, cupboards and shelving, picture rail.



BATHROOM: White suite comprising low flush we, free standing roll-top foot and claw bath with chrome mixer tap and Victorian telephone hand shower, Jack and Jill pedestal wash hand basins with chrome mixer taps, built-in shower cubicle with chrome shower unit and tiled splash back, heated towel rail, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, airing cupboard with shelving.



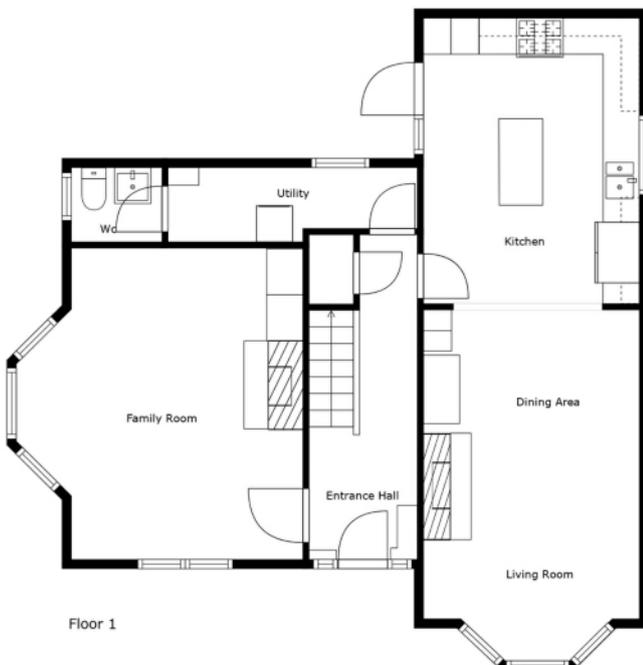
## Outside

DETACHED GARAGE: 18' 7" x 10' 8" (5.66m x 3.25m) Timber doors, light and power.

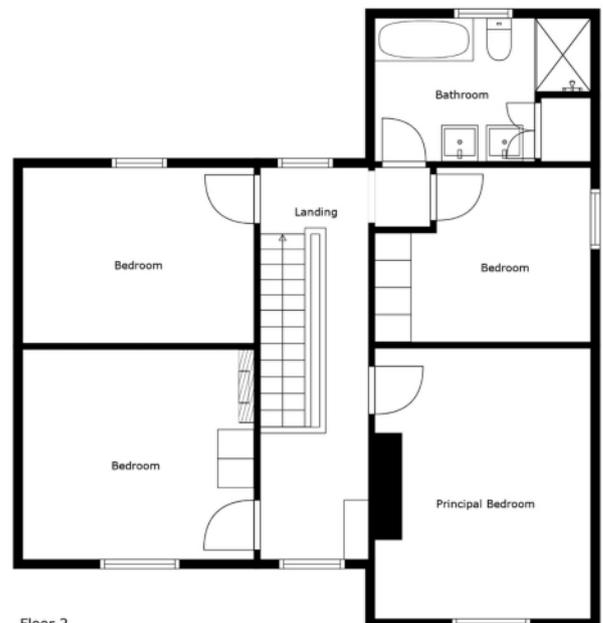
Additional office to rear with uPVC double glazed French doors, light and power.

Enclosed rear garden laid in lawn with raised patio area ideal for barbecuing and outdoor entertaining. uPVC fascias and soffit boards, raised flower beds with mature plants, raised hedging. Driveway with off-street parking for two cars. Front garden laid in lawns with flower beds and shrubs.



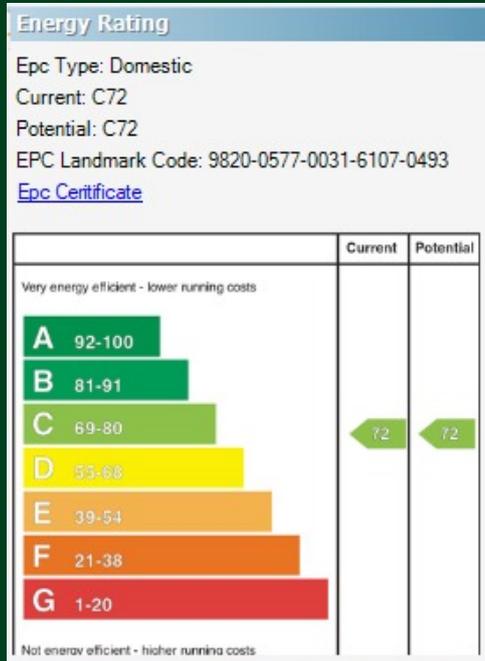


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



**Location:**

Front Belfast city centre on the Lisburn Road Osborne Drive is the third on the left hand side after Maven (the old Bank of Ireland).

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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