

19 MAR HALL AVENUE

BISHOPTON



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5 | BEDROOMS 7 | BATHROOMS 3 | PUBLIC ROOMS

A magnificent, traditionally proportioned, luxury family home positioned within this exclusive residential development set within the grounds of the 5-star Mar Hall hotel, spa and golf resort.

This exclusive gated community comprises of only 20 elegant luxury homes surrounded by 240 acres of mature woodland. Mar Estate is positioned on the southern banks of the river Clyde with excellent road links to the M8 motorway network, Glasgow International Airport and Glasgow. The five-star Mar Hall Hotel has wonderful spa facilities and the prestigious Earl of Mar golf course.

A fabulous modern home designed to reflect the grandeur and elegance of Victorian architectural style with a contemporary and exacting specification. The bespoke interior includes a luxurious range of Nolte kitchen furniture with modern appliances by AEG, a central island and stylish bathrooms. The design of the house has created a flexible internal space with a variety of open plan connected apartments formed around the magnificent central hallway and a sweeping staircase leads to the galleried first floor hallway.

The accommodation comprises of an entrance vestibule leading into a stunning reception hallway with galleried landing above. This has access to all main ground floor apartments including a downstairs cloakroom/WC. The living room has a feature media wall with a television, a modern gas fired stove and bifold doors to a covered patio overlooking the rear gardens. The dual aspect sitting room has a media wall with a large integrated programable electric fire. The family room is a spacious room with a front window formation. The stunning dining kitchen views over the rear gardens and access to the covered patio. Stylish kitchen furniture by ‘Nolte’ features granite work surfaces, a central island, a ‘Quooker’ tap and integrated AEG appliances. There is space for a formal dining table and a cosy seating area with a modern electric fire. The utility room has fitted furniture, space for laundry appliances and access to the gardens.

The upper floor of the property has a magnificent galleried hallway with entry to all the bedrooms. The principal bedroom has a fitted dressing room and a fantastic en-suite bathroom featuring twin wash basins, a large bath, wc and a corner shower. There are four further bedrooms all with fitted wardrobes and en-suite facilities. The family bathroom has a four piece suite with a bath, separate shower, wc and wash basin and shared access to bedroom four and the upper hall.

The specification of this beautiful home includes gas fired central heating, double glazing, dawn to dusk lighting to the house and gardens, a security system, air conditioning in the main bedroom and remote blinds in three bedrooms. The property has high speed broadband.

There is a large detached building containing a double garage with twin remote control doors and marmoleum flooring. A side entrance opens to a hallway with a wc and a stair to an impressive recreational room with a built-in bar area. The garage building has a separate gas fired central heating system and double glazing.

This impressive home is positioned within generous, enclosed and landscaped gardens of approximately 0.5 acre. Controlled access gates open to the sweeping gravel driveway with extensive parking and entry to the detached garage. There are lawns to either side of the driveway and gates to the enclosed and private rear garden. The southern half of the rear garden features a large terrace for outdoor dining with steps to the covered patio and an area of artificial grass. The other side of the garden has a lawn with a central raised display bed and a private terrace with a covered barbecue shelter, a large programable hot tub and a custom built garden sauna cabin.





















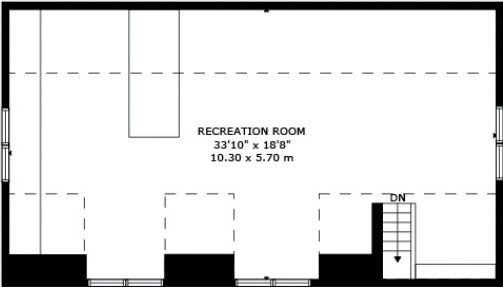
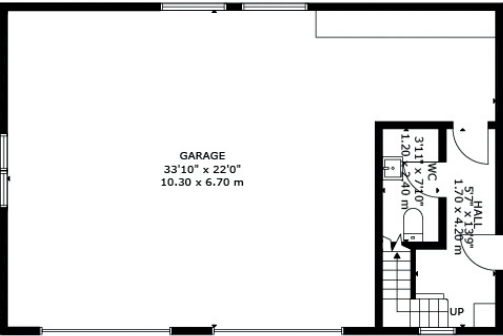
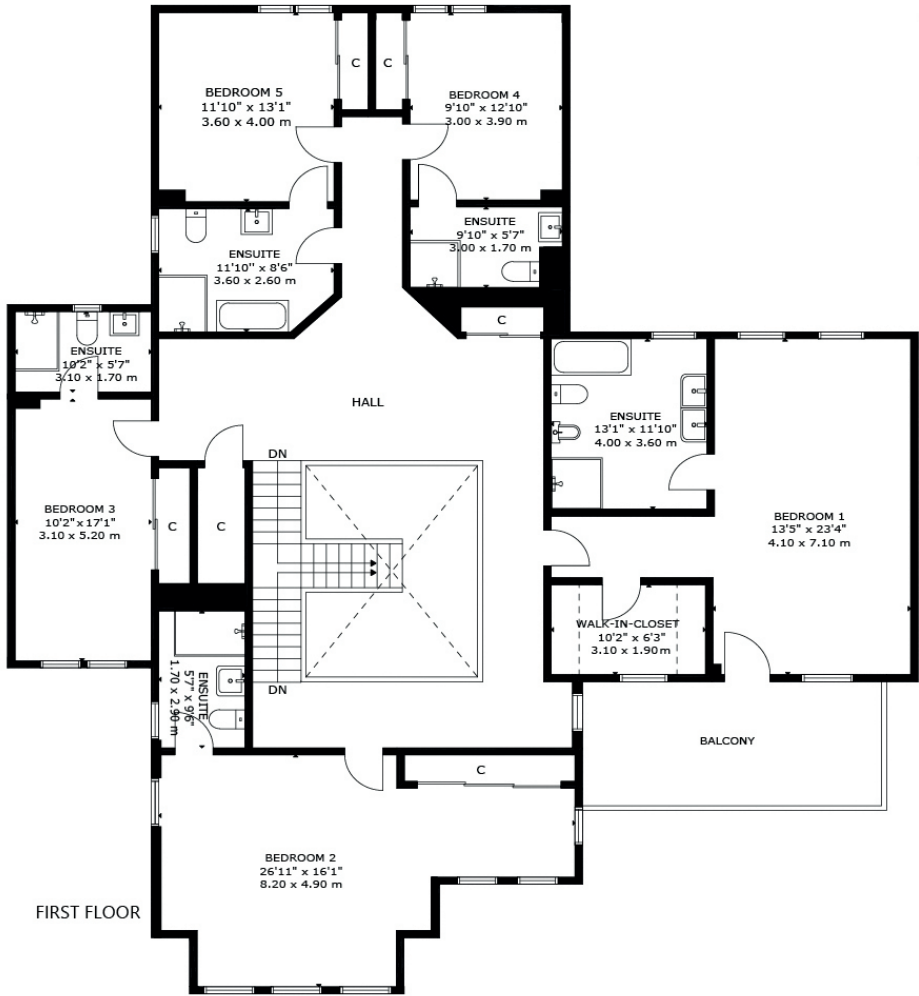
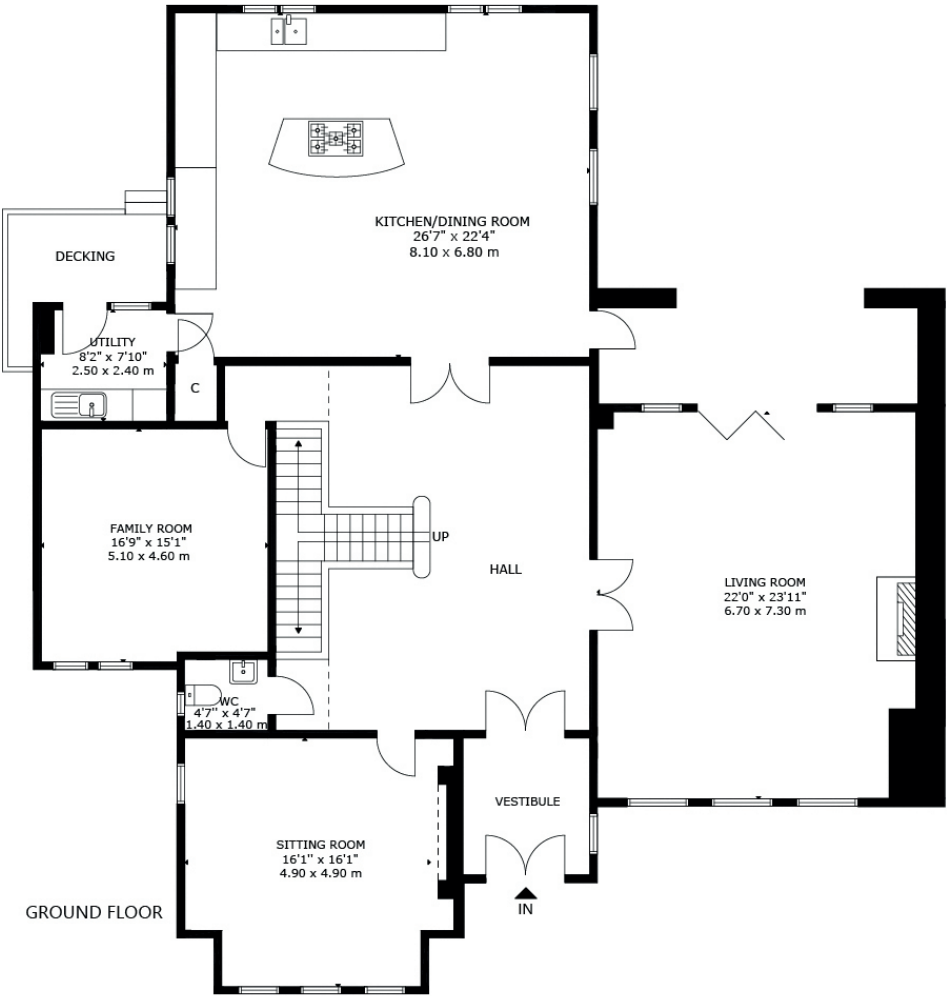




Local Area

The five-star Mar Hall Hotel offers a wide range of facilities including a spa, conference facilities, restaurants and bars. The highly regarded Earl of Mar golf course has a challenging modern layout with fine views over the firth of Clyde. The development has road links onto the M8 motorway serving Glasgow City Centre, Glasgow International Airport and the central belt of Scotland. The Erskine Bridge gives access to the north of the River Clyde with the A82 leading into the heart of Loch Lomond National Park and the stunning hills and lochs of the west coast of Scotland.

The villages of Bishopton and Erskine have good local facilities including shopping and supermarkets as well as providing local primary and secondary schools. Glasgow offers a wide range of private schooling and the highly regarded private St. Columbus School in Kilmacolm. The immediate local area has a wide range of recreational facilities including the impressive equestrian facilities at Ingleston Equestrian Centre on the outskirts of Bishopton. There are alternative golf courses at Gleddoch House, Kilmacolm and Bridge of Weir. There are marina facilities at Inverkip on the Clyde coast and a wide range of leisure and recreational facilities within the internationally renowned city of Glasgow.







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