



**BELLA COURT, 545 MOSSPARK BOULEVARD**

**BELLAHOUSTON**

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**3 | BEDROOMS**

**3 | BATHROOMS**

**1 | PUBLIC ROOM**

**An exceptional 3 bedroom end terrace townhouse, set within a gated development of only five houses.**

An outstanding 3 bedroom end of terrace townhouse within this bespoke residential gated development. Completed circa 2021 to a high specification, 545 has been impeccably maintained and is presented for sale in turnkey order, it differs slightly from the adjoining 4 bedroom houses in that the entire second floor provides an exceptional double aspect principle bedroom suite as opposed to two separate rooms.

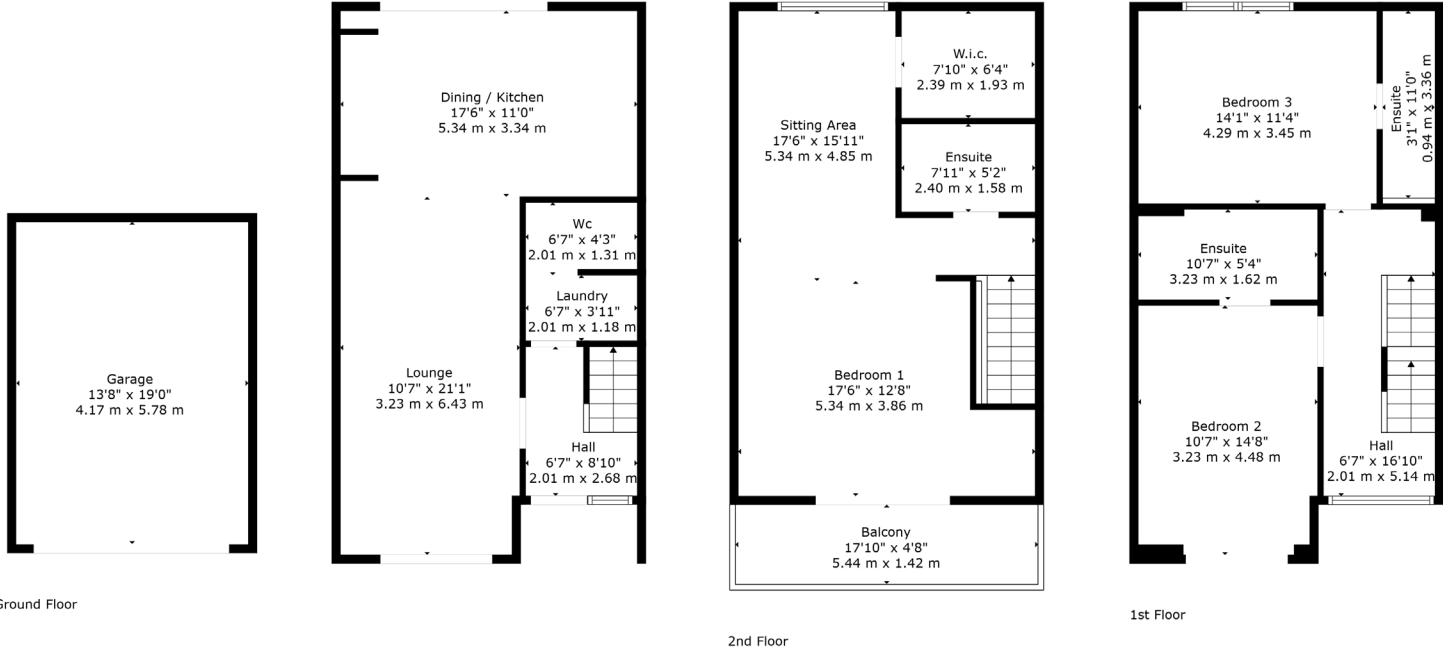
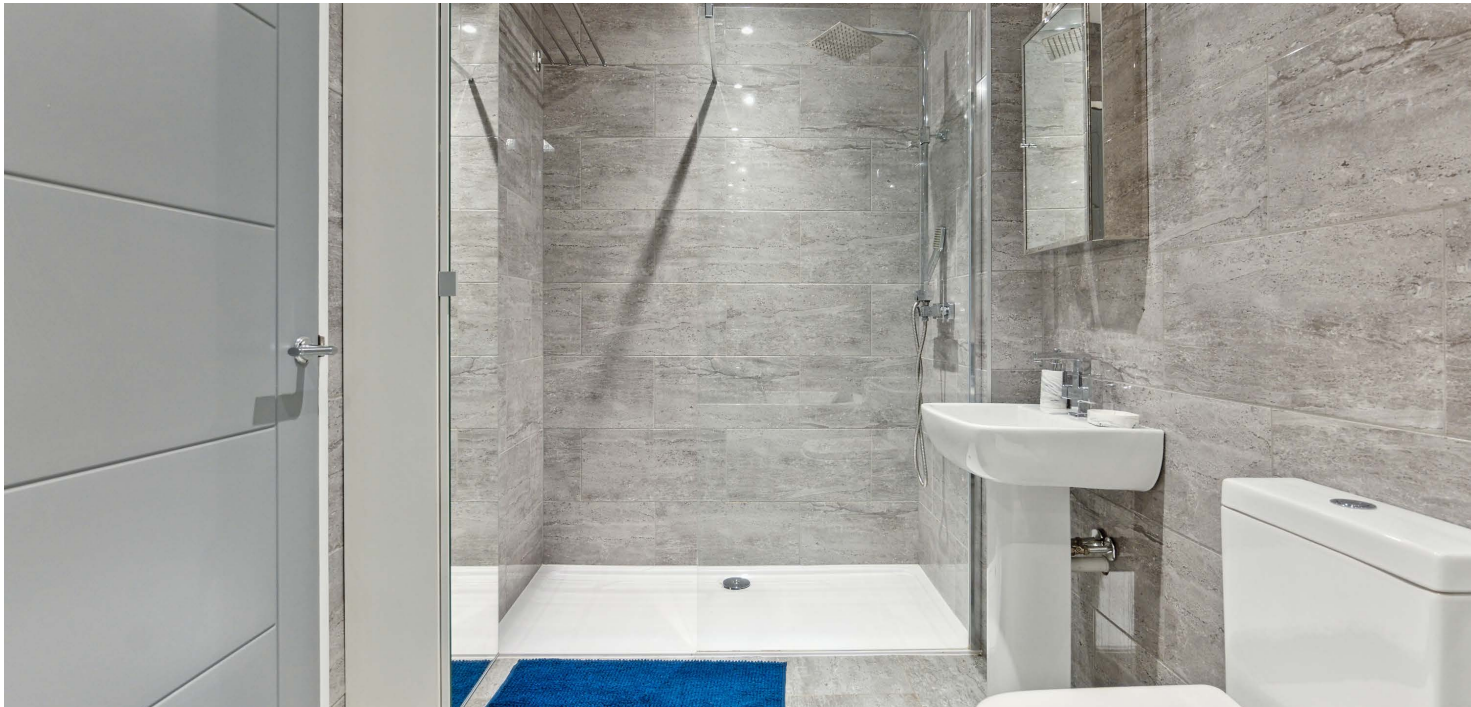
The accommodation is set over three main levels, extending to c 1528 sqft; entrance hallway with staircase to first floor and a useful W.C off with utility area. The lounge / dining room boasts full height window to the front and is open plan to the well appointed kitchen area with breakfast bar, integrated appliances and large patio doors allowing access to the gardens. First floor hosts two double bedrooms (both with beautiful en-suite bathrooms) and the top floor has been designed as a large main bedroom with sitting area, balcony, dressing room and shower room.

The modern specification includes gas central heating, double glazing, contemporary décor and quality flooring. The gardens to the rear are enclosed and landscaped with an area of decking immediately adjacent to the kitchen. There is off street parking to the front and a single car garage.









Bella Court is very close to local amenities on Paisley Road West with Morrison's supermarket being 0.5 miles away. Further amenities are available at either Braehead Shopping Centre or Silverburn Shopping Centre. Recreational pursuits can be found at Bellahouston Park which has a sports centre and swimming pool or Pollok Country Park which has lovely nature walks and the recently upgraded world famous Burrell Collection. Frequent public transport is available on Paisley Road West with Corkerhill train station being less than a mile away. The M77 Connects the South side of Glasgow to Scotland's motorway network, the city of Glasgow, the M8, the central belt and beyond.

**SS4897** | Sat Nav: Bella Court, 545 Mossbank Boulevard, Bellahouston, G52 1SB

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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