

# BELTON HOUSE

12 AYR ROAD, GIFFNOCK



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## 5 | BEDROOMS   3 | BATHROOMS   3 | PUBLIC ROOMS

### A beautiful Edwardian detached villa occupying a primary location within Giffnock

Belton House believed to be built circa 1910 is an Edwardian detached villa, distinguished by its rich, warm honey-blond sandstone dressed features and the property retains an abundance of character, period design and delivers exceptional family living.

Set within beautifully landscaped garden grounds and enjoying a slightly elevated setting, the property provides flexible living over a traditional two storey layout. The house has been well maintained by the long-term owners and it is clear that the house is influenced and characterised by its Arts & Craft styling. The property is being made available for the first time in nearly 25 years and delivers exceptional family accommodation.

The property displays, retains and exhibits beautiful architectural design features including delightful stained-glass windows, detailed decorative corning, panelled doors and the house has been systematically maintained and improved by the long-term owners.

The modern specification of the property includes a high-performance gas central heating system with upgraded boiler installed 2023 (serviced system), double glazed windows and doors, maintained slate roof system, re-built detached garage block (2014-2015) and recently professionally landscaped garden grounds.

The ground floor accommodation offers tiled entrance vestibule, magnificent traditional reception hallway with decorative feature plaster corbels and panelled doors giving access to principal bay windowed lounge with focal point fireplace, beautiful bay windowed dining room, family room with French doors to patio, rear hallway giving access to utility room, walk-in pantry and contemporary styled downstairs shower room. The heart of the house being a beautiful dining kitchen which was hand made and provides a full range of units, granite worktops and integrated appliances. The kitchen provides French door access directly onto gardens.

The landing and upper accommodation provides five bedrooms. The principal bedroom has a large en-suite shower room, and the fifth bedroom is used as a home office. Spacious and modern family bathroom with storage cupboard and high pressurised hot water tank. Large attic.

One of the main features of the house are the beautifully, professionally designed landscaped gardens accessed via a block paved gated driveway which offers parking for multiple vehicles and a turning area at the top of the driveway. Sculpted lawn, sandstone pathway and patio area providing al fresco dining facilities which are highly private and secluded. Fish pond.

The detached garage block, set under a slate roof and built 2014-2015 provides a spacious garage, fitted with a full range of wall and base units for extra storage. Built-in drinks fridge. Large, floored attic providing further storage. Remote control door system. Power and light. There is also a large store to the rear of the garage, ideal for garden furniture etc.





























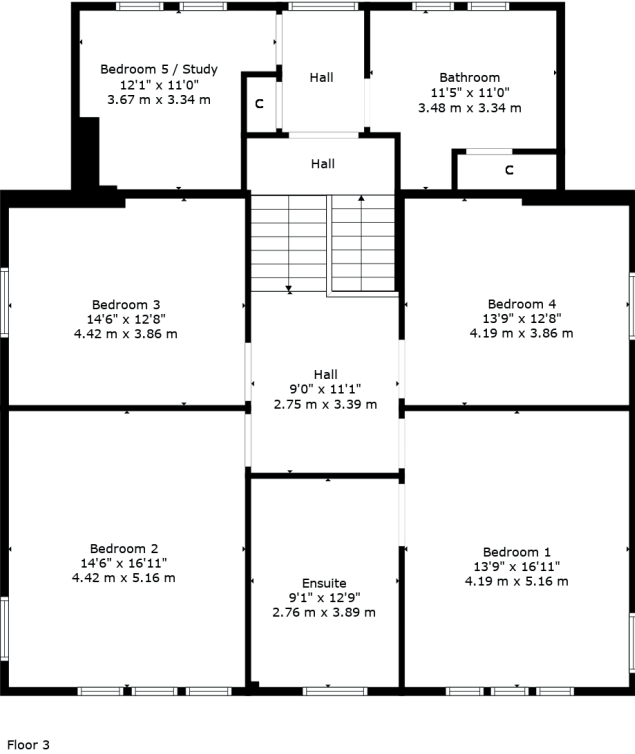
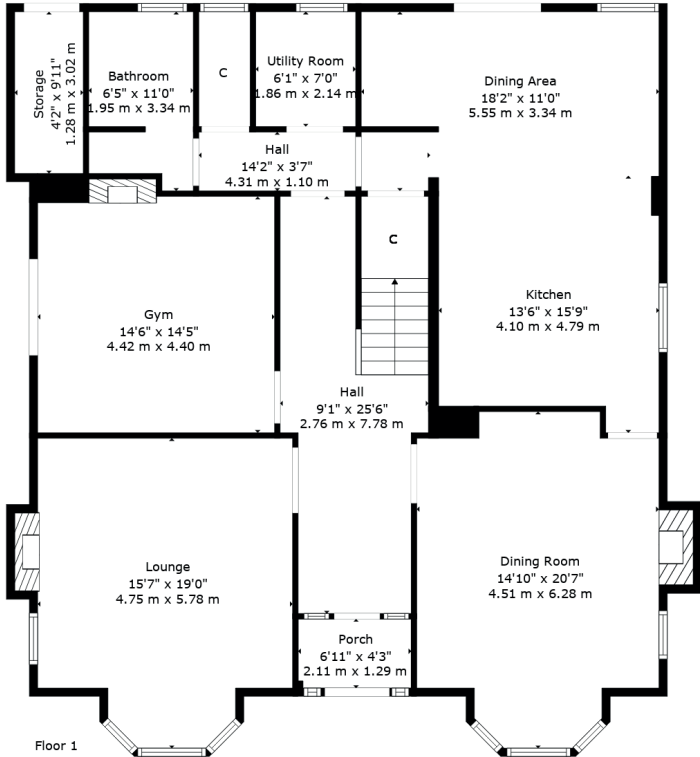












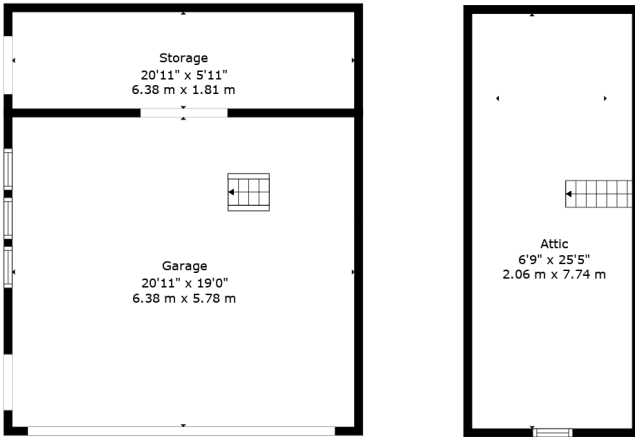
### Local Area

Giffnock continues to be one of the most desirable residential suburbs on Glasgow's south side. A haven for young growing families, the district is synonymous with some of the best schooling in the West of Scotland. Moreover, there are excellent transport links via bus and train close at hand, in addition to local motorway links (M77/ M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity, Giffnock Train Station and Whitecraigs Train Station. There are numerous independent shops, restaurants, and delicatessens only a short walk away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4599** | Sat Nav: 12 Ayr Road, Giffnock, G46 6RX

\* All measurements and distances are approximate.

\*\*Floorplans are for illustration purposes and may not be to scale.











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