



40 Newpark Road, Bellsquarry

Offers Over £300,000



40 Newpark Road

Bellsquarry

Dating from 1869, this charming detached period residence immediately captures the imagination with its attractive traditional façade and timeless character. Beautifully modernised over the years, the property successfully combines the charm and proportions of a historic home with the comfort and convenience expected by modern buyers. From the moment you enter, there is a noticeable sense of space and light, with broad circulation areas, generous room dimensions and a flowing layout that makes the home feel both welcoming and practical.

The reception hallway creates an impressive introduction to the property, offering a bright and airy space with excellent proportions. Far more than simply a corridor, it provides a genuine sense of arrival and sets the tone for the accommodation beyond. The neutral finishes and abundance of natural light create a calm and elegant atmosphere while highlighting the quality of the home's presentation.

The principal lounge is a beautifully proportioned room that perfectly showcases the property's character. Large windows allow natural light to pour into the space, while the traditional fireplace provides an attractive focal point and a reminder of the home's Victorian origins. There is ample room for substantial furniture arrangements, making the space equally suited to family relaxation or entertaining guests. The generous dimensions ensure the room never feels overcrowded, creating an inviting and comfortable environment throughout the year.

Positioned at the heart of the home, the kitchen has been thoughtfully designed to provide both functionality and style. Extensive cabinetry and generous work surfaces offer excellent storage and preparation space, while the elongated layout creates an efficient and practical working environment.



A large window frames pleasant views of the garden and floods the room with natural light, enhancing the bright and contemporary feel. The kitchen flows naturally into the dining area, creating a sociable space where everyday family life and entertaining can comfortably coexist.

The dining area enjoys an attractive position overlooking the rear garden and benefits from glazed doors that strengthen the connection between the interior and outdoor space. Bright and welcoming, it provides ample room for a dining suite and creates an ideal setting for both informal meals and larger gatherings. The proportions allow the area to function as a true extension of the kitchen while retaining its own distinct identity as a dining and entertaining space.

The bedrooms continue the theme of generous proportions found throughout the property. The principal bedroom can comfortably accommodate a king size bed, it's an elegant and restful retreat, offering excellent floor space for a full suite of furniture while maintaining a feeling of openness. Large windows provide natural light and pleasant outlooks, while the neutral décor contributes to the calm and relaxing atmosphere.

The additional bedrooms demonstrate the versatility of the home. Each offers comfortable double proportions and flexibility for a range of uses, whether as guest accommodation, children's rooms, home offices or hobby spaces. One room currently lends itself particularly well to use as a study or workspace, reflecting the adaptability increasingly sought by modern buyers. The spacious nature of these rooms ensures they can evolve alongside changing family needs without compromise.

The family bathroom has been stylishly modernised and features contemporary fittings complemented by a clean and timeless design. The inclusion of a bath with shower arrangement, vanity storage and quality fixtures creates a practical yet elegant space that is ready for immediate use. The neutral colour palette enhances the feeling of light and space while ensuring broad appeal.

Throughout the property there is a strong sense of quality and care, with tasteful décor, modern finishes and excellent presentation combining to create a home that is ready to move into and enjoy.





What particularly distinguishes this residence from many modern homes is the scale of its accommodation. Built during an era when room proportions were prioritised, the property offers a level of space, ceiling height and character that is increasingly difficult to find.

To the rear, the property benefits from a generous private garden, predominantly laid to lawn and bordered by mature shrubs and colourful planting. Backing onto a beautiful woodland setting, the garden enjoys a peaceful and secluded atmosphere, providing an ideal space for outdoor entertaining, family enjoyment or simply relaxing in tranquil surroundings. A paved patio area offers the perfect spot for al fresco dining, while the established landscaping provides year round interest and a wonderful sense of privacy.

Combined with the spacious accommodation within, the attractive gardens and picturesque setting further enhance the appeal of this beautifully maintained period home.

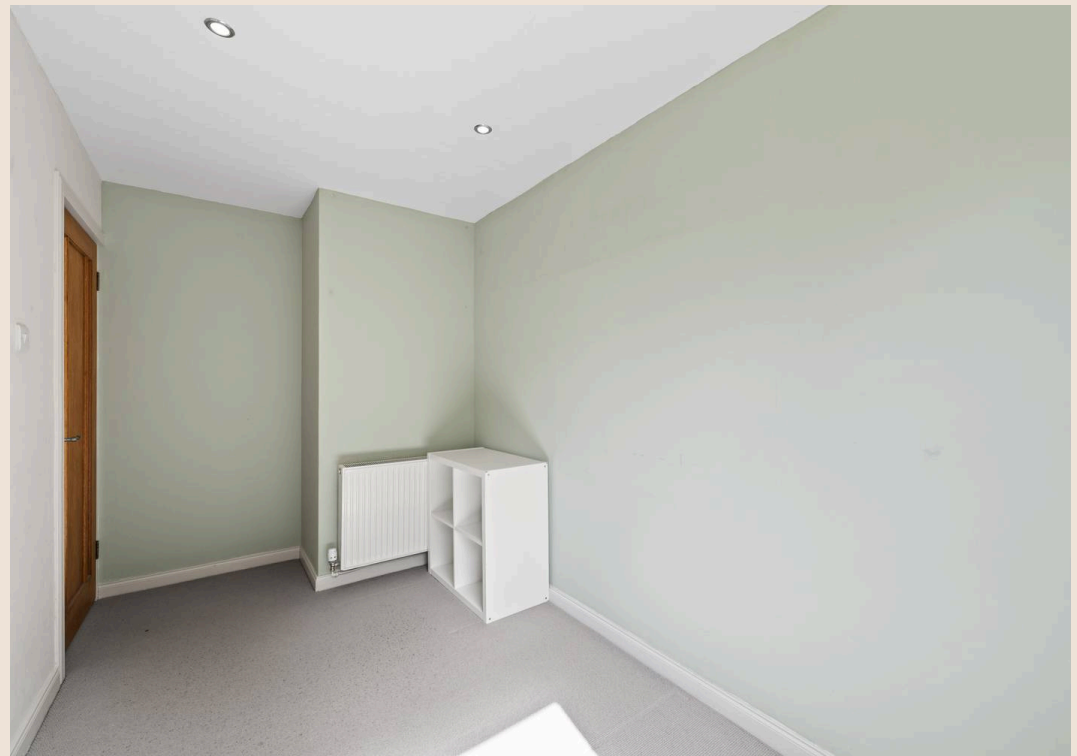
Overall, this is a beautifully presented detached period home that successfully blends Victorian heritage with modern comfort. Spacious, bright and full of character, it presents a rare opportunity to acquire a historic residence that has been carefully updated while retaining the charm and individuality that make period properties so highly sought after.

Home Report Value- £310,000

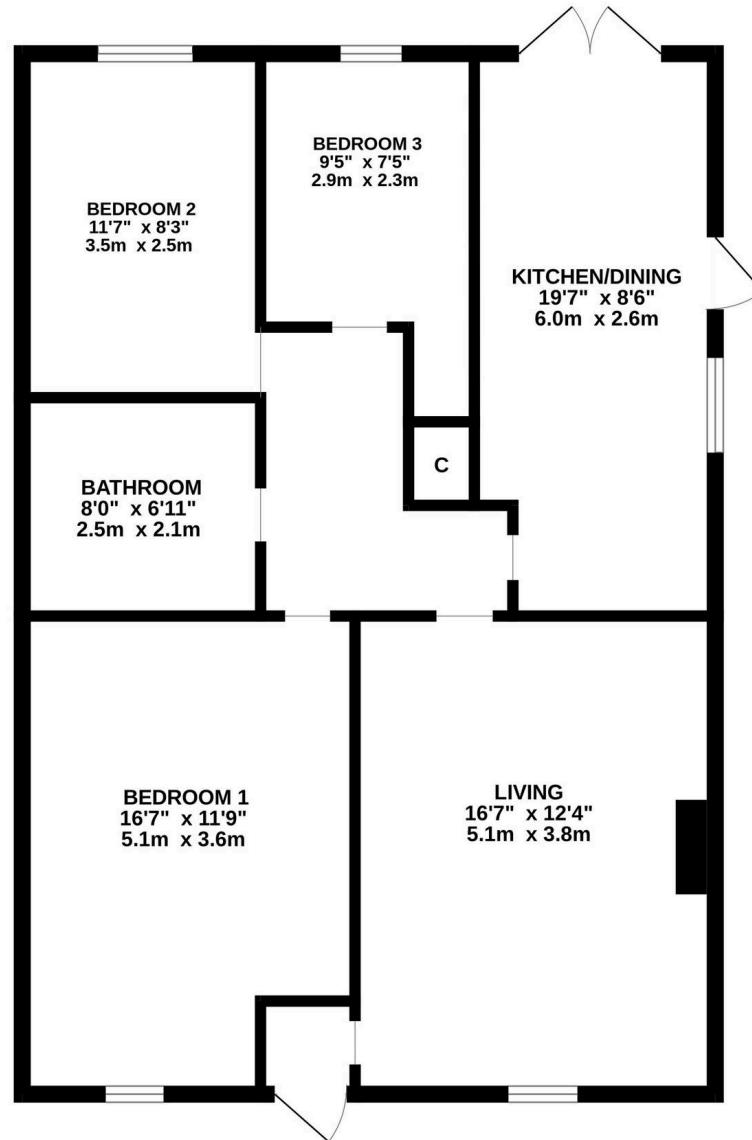
EPC - C

Council Tax Band - D

Square Ft- 947 / 88m²



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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