

Maycroft Lodge Highbury Villas, High Kingsdown, Bristol, BS2 8BY

GUIDE PRICE £285,000

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PROPERTY OVERVIEW

Tucked away within a quiet cul-de-sac on the borders of Kingsdown and Cotham, Maycroft Lodge is a genuinely individual one-bedroom freehold house, combining distinctive contemporary architecture with an exceptionally convenient central Bristol location.

Recently built and designed to maximise natural light, the property offers a refreshing alternative to the apartments that dominate this part of the market. With its own private entrance, accommodation arranged over two floors and freehold tenure, Maycroft Lodge has the feeling and independence of a house while retaining the convenience of a compact, low-maintenance home.

The accommodation has been thoughtfully arranged, with the bedroom and shower room occupying the ground floor and the principal living accommodation positioned above.

Entering through the property's private entrance, the ground floor opens into a generous double bedroom with useful under-stairs storage. The neutral finish and contemporary design create a bright and comfortable space.

Also on this level is a stylish shower room, completing the ground-floor accommodation.

First Floor
The first floor is where Maycroft Lodge really comes into its own.
A wonderful open-plan lounge and dining area provides the principal living space, leading naturally through to the modern fitted kitchen.

The contemporary architectural design allows an abundance of natural light into this level, giving the open-plan accommodation a particularly bright and airy feel and making excellent use of the available space.

The arrangement provides clearly defined areas for relaxing, dining and cooking while retaining the openness that suits the property's modern character.

Outside
The property benefits from its own private entrance and is positioned within a quiet cul-de-sac, providing a degree of separation from the surrounding city environment.

There is also a useful external storage room positioned to the side of the property, providing valuable additional space for bikes and general storage.

Location
Maycroft Lodge occupies an exceptionally convenient position on the borders of Kingsdown and Cotham, putting some of Bristol's best-known areas and amenities within easy reach.

The BRI and Bristol city centre are close at hand, making the property particularly appealing for anyone wanting to live within easy reach of the city's major employment and educational centres.
Whiteladies Road and Gloucester Road are also readily accessible, providing an extensive selection of independent shops, cafés, bars and restaurants.

For purchasers who might otherwise be considering a city apartment, Maycroft Lodge offers something notably different — a contemporary freehold house with its own front door, no onward chain and a genuinely individual design in a highly convenient central Bristol setting.

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KEY DETAILS

- Unique Contemporary Freehold House
- One Generous Double Bedroom
- Modern Fitted Kitchen
- Stylish Ground-Floor Shower Room
- Quiet Cul-De-Sac Setting
- No Onward Chain

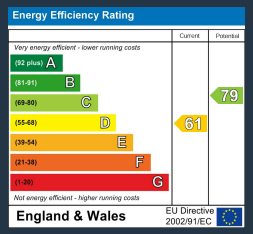
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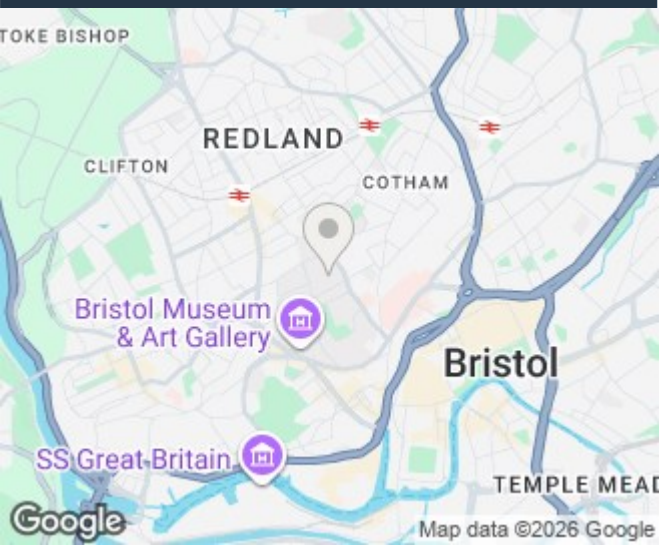
Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

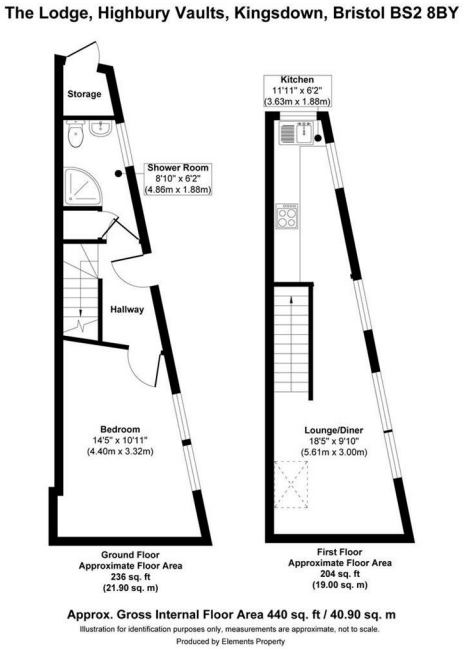
Vendors Onward Position:
No Onward Chain





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