

ESTATE AGENTS

# TOWN & COUNTRY

LETTINGS



98 JACKSON DRIVE, STEPPS, G33 6GF

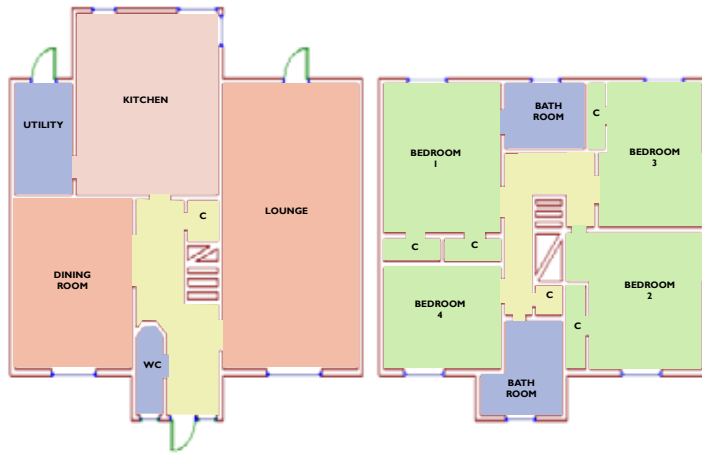
# I N T E R I O R S   &   S P E C I F I C A T I O N



## 98 Jackson Drive, Stepps, G33 6GF

Luxury “Bryant Homes” built detached villa (The Coniston) occupying an enviable plot backing with south facing rear garden. The property displays a wealth of features including having a sumptuous space together with modern flooring, fixtures, fittings and lighting throughout. The well proportioned accommodation comprises reception hallway, cloaks, spacious lounge dining room, dining size fitted kitchen, utility room, four bedrooms (en suite shower room off the master bedroom) and house bathroom. The beautifully tended, well stocked garden grounds are well screened and provide a secure, child-friendly environment. Gas central heating. Double glazed. Fitted alarm system. The property is situated within the grounds of a small cul-de-sac. Stepps train station is situated a short walk from the house, which provides links to and from Glasgow Queen Street. Stepps is ideally located for those who relish the opportunity to enjoy outdoor activities, yet still want to be able to commute across the central belt with ease. While golf, tennis, bowling and other sporting pursuits are available nearby, there is also the stunning natural environment of open countryside within easy reach.

# FLOOR PLAN & SIZES



## CLOAKS

LOUNGE	19' 0" x 11' 4"
DINING ROOM	10' 10" x 9' 6"
KITCHEN	12' 6" x 11' 8"
UTILITY ROOM	7' 8" x 5' 9"
BEDROOM 1	10' 9" x 10' 0"
EN SUITE	8' 11" x 4' 2"
BEDROOM 2	9' 9" x 9' 7"
BEDROOM 3	9' 1" x 8' 3"
BEDROOM 4	10' 9" x 6' 9"
BATHROOM	9' 1" x 6' 7"

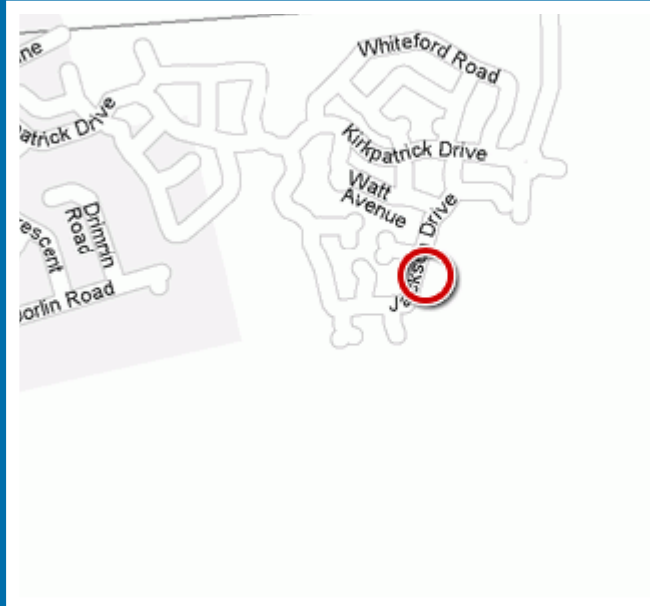




## LOCATION & TRAVEL DIRECTIONS



Head eastbound on the M8 motorway taking the exit for Stirling / Kincardine Bridge M80. Take the 2<sup>nd</sup> exit at the A80 roundabout into Dewar Road. Turn right at the next roundabout into Kilpatrick Drive, followed by 1<sup>st</sup> left into Jackson Drive.



## FACILITIES

**INCLUSIONS:** Included in the sale price are fitted carpets, flooring, blinds, oven, hob and hood, integrated dishwasher, integrated fridge/freezer and the light fittings.

**RECREATION:** Stepps is very well served for the sporting enthusiast with a selection of facilities available on ones door step including a Golf Club, private Gym, Bowling Club, Tennis Club and Rugby Club.

**COMMUTING:** Stepps train station provides a twice hourly service to and from Glasgow Queen Street. The nearby M80 provides swift access to Glasgow city centre.

## TOWN & COUNTRY

ESTATE AGENTS LETTINGS

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## HOURS OF BUSINESS

<b>Monday</b>	8am	–	6pm
<b>Tuesday</b>	8am	–	8pm
<b>Wednesday</b>	8am	–	8pm
<b>Thursday</b>	8am	–	8pm
<b>Friday</b>	8am	–	6pm
<b>Saturday</b>	10am	–	4pm
<b>Sunday</b>	12pm	–	4pm



## DISCLAIMER

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.