



**Flat 4-2, 1 Scapa Way, Stepps, G33 6GL**  
Glasgow

Offers Over  
**£175,000**

Scapa Way in Stepps offers a wonderfully balanced lifestyle, combining peaceful suburban living with excellent convenience. This sought-after pocket of Stepps enjoys a friendly, community-minded atmosphere, surrounded by green spaces, well-kept streets, and modern family homes. Residents benefit from superb transport links into Glasgow and beyond, along with highly regarded schools, local shops, cafés, and scenic walking routes—including the nearby Seven Lochs Wetland Park. op floor luxury apartment in the peaceful setting of Scapa Way. Communal private entrance with elevator to the top floor.

**Bedrooms:** 2

**Bathrooms:** 1

**Tenure:** Freehold

**Property Type:** Flat

- Top Floor Apartment
- Fabulous Views
- Large sun balcony
- Excellent location
- Quiet & peaceful setting
- Elevator
- Security entry
- Tidy communal grounds
- Parking space and visitors parking
- Amenities nearby





Living here means enjoying the calm of a residential setting while staying effortlessly connected to everything you need, making Scapa Way an appealing place to call home.

#### Welcoming Hallway

Bright and inviting hallway providing access to all rooms, setting the tone for this beautifully presented home.

#### Lounge

Magnificent lounge featuring a large open window that frames stunning views. This spacious room also offers direct access to a generous sun balcony, perfect for relaxing or entertaining.

#### Kitchen

The kitchen is open plan to the lounge, creating a lovely sense of space and flow. It offers a good range of floor and wall-mounted units, along with ample room for a dining table and chairs. A bright, open area ideal for everyday living.

#### Bedroom 1

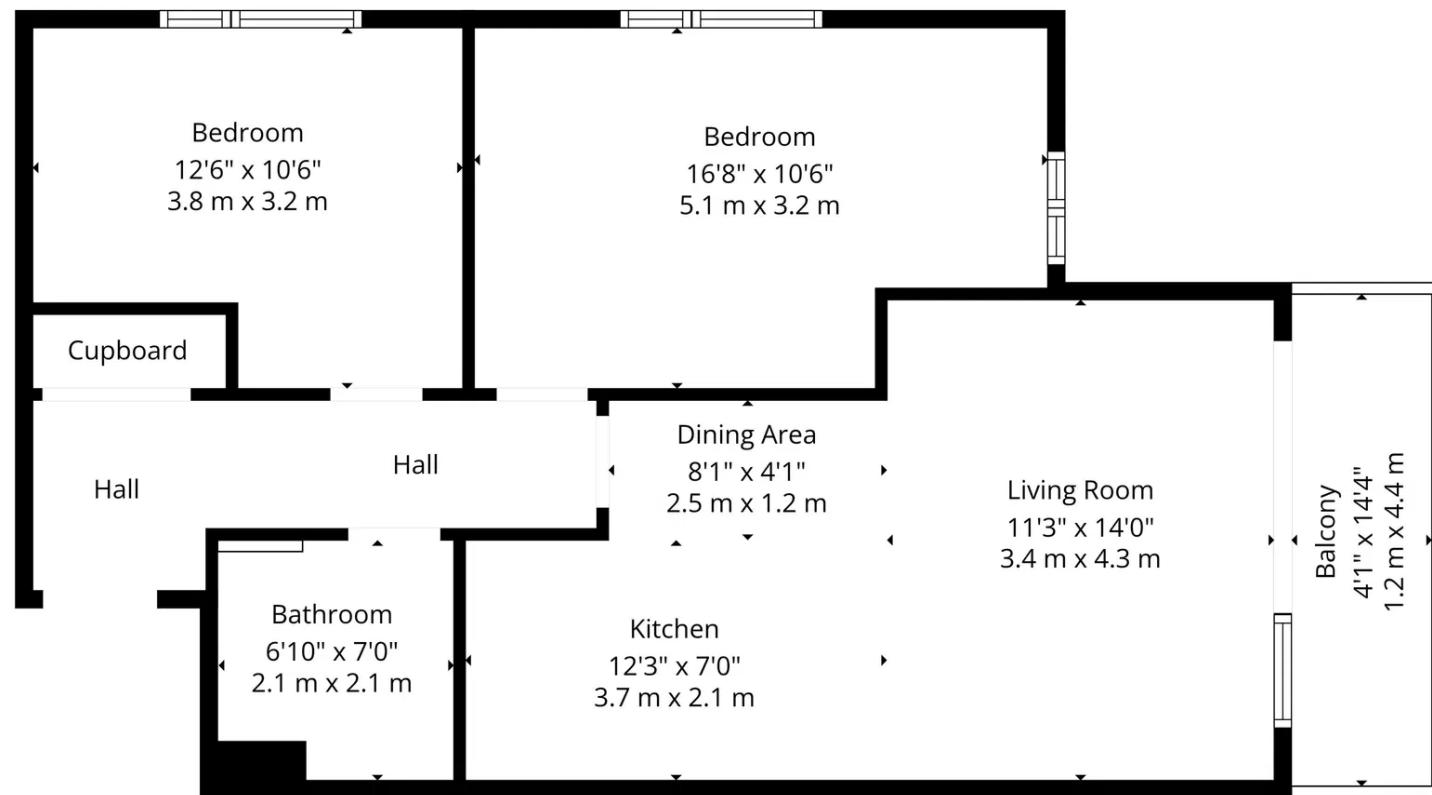
A large, bright, and airy bedroom benefiting from excellent built-in storage. Dual-aspect windows to the rear and side ensure plenty of natural light throughout the day.

#### Bedroom 2

Another generous double bedroom, complete with built-in storage, offering comfort and versatility.

#### Bathroom

A fully tiled bathroom fitted with an over-bath shower, WC, and wash hand basin—stylish, practical, and easy to maintain.



**TOTAL: 709 sq. ft, 66 m<sup>2</sup>**

Ground floor: 709 sq. ft, 66 m<sup>2</sup>

EXCLUDED AREAS: BALCONY: 59 sq. ft, 5 m<sup>2</sup>, WALLS: 59 sq. ft, 5 m<sup>2</sup>

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## Scullion Living

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