

# 14 Parkview Drive

STEPPS, GLASGOW, G33 6DL



*A striking three-bedroom semi-detached villa which has been extended to the rear and has the added bonus of a detached garage*



01698 537 177



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to bring to the market this striking, three-bedroom semi-detached villa, which redefines what modern living in Scotland is all about. The property is tucked away in a popular pocket of Stepps. In terms of location, layout, style and detail, the owners have created an architectural look and an internal aesthetic that is perfect for its enviable location. If you have ever leafed through a trendy home magazine, you will know that there are certain homes that capture your eye and make you read on. Number 14 is such a place, with stylish decor and a highly impressive location, but at the same time, an enjoyable and functional place in which to live and to enjoy with friends and family.

On entering the property, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living and offered to the market in "walk-in" condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

## THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. The front porch leads onto a welcoming entrance hallway, which allows access to all rooms on this level. The formal lounge, come-dining area is flooded with natural light from the window to the front aspect and offers an interesting outlook. The feature fire and surround give the room a real cosy feel, this spot will be the perfect place to unwind after a hard day.



# THE DINING AREA





# THE KITCHEN



The kitchen has a modern selection of floor and wall-mounted units with a striking worktop providing a fashionable and efficient workspace. It comes complete with a host of integrated appliances and plumbed space for free-standing appliances. The family room to the rear is popular with all members of the family. A set of doors allows access into the rear garden, where you can invite the outside in.



# THE FAMILY ROOM







Journeying upstairs, the crisp and contemporary styling continues. Here, you will discover three bright and spacious bedrooms with interesting views and space for additional free-standing furniture if required. The current owners have transformed one of the rooms into an impressive dressing room. A stunning shower room completes the impressive accommodation internally.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Externally, there are private front and rear garden grounds. To the front, there is a driveway providing off-road parking. To the rear, there is a fully enclosed garden, with a decking area and a detached garage.

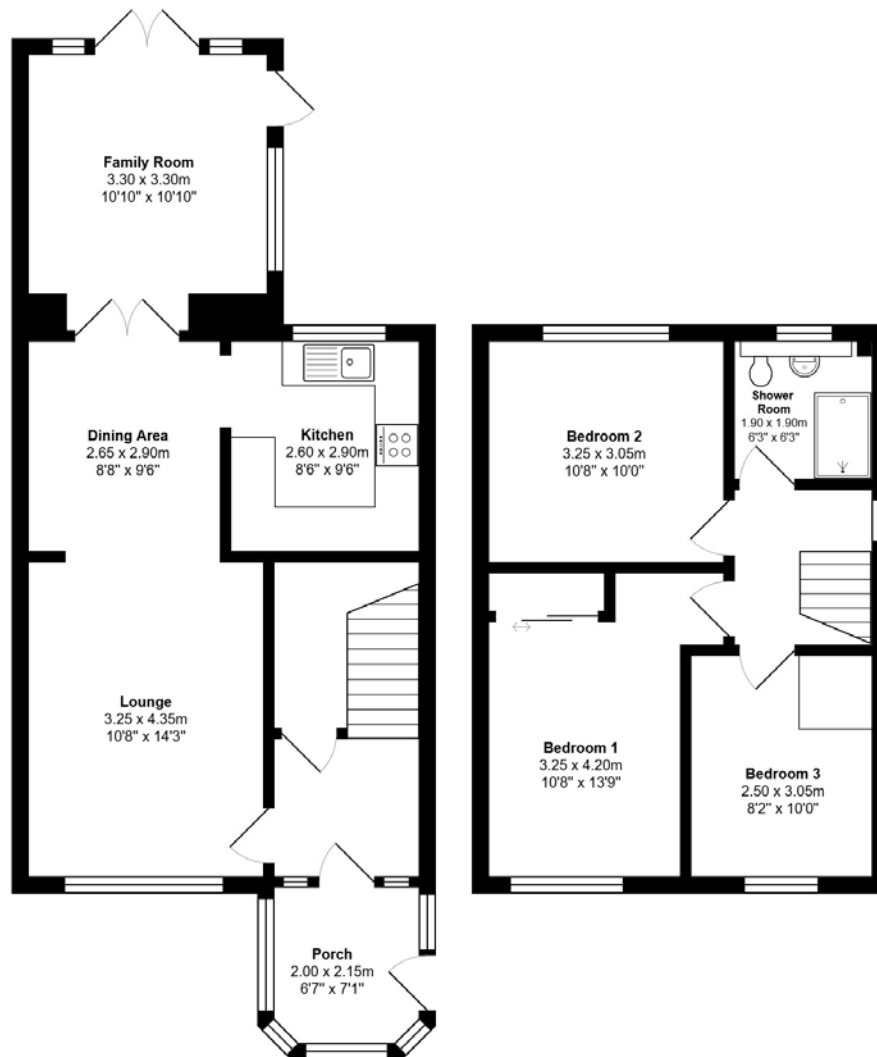
The high specifications of this family home also include double-glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.

# EXTERNALS



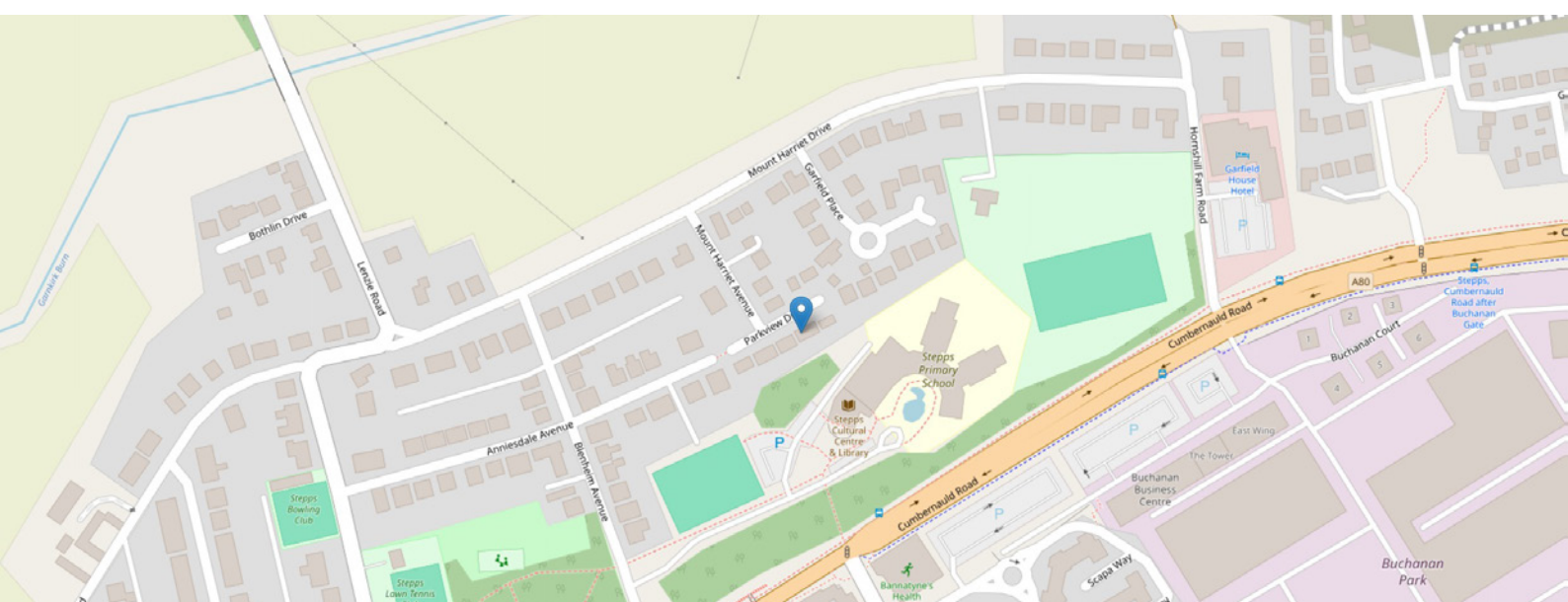


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Stepps is a village in North Lanarkshire, located about five miles to the north-east of Glasgow. It is approximately a thirty-minute drive from Stirling and roughly an hour from Edinburgh. First Bus runs the number 36 bus service from Cumbernauld through Stepps to Glasgow Buchanan St. Station with buses every thirty minutes during the day. Just over one mile away, you will find the newly opened Robroyston station and the Stepps Train Station is located just over a mile away. They both provide ease of access to Glasgow City Centre via the M8.

Although Stepps is a fairly small village, there are plenty of activities to get involved in. Stepps itself is home to a Bowling Club, Tennis Club, and many hockey and football pitches. There is a Bannatyne's Health Centre where a relaxing swim will relieve a working week's stress. A short drive from the property, you will find the Fort Retail Park, which benefits from clothes shops, a cinema and restaurants that will keep all members of the family entertained on a day out.

Stepps is home to two primary schools; Stepps Primary is located on Blenheim Avenue. St. Joseph's Primary School is found on Cardowan Road opposite St. Joseph's R.C Church and the Old School building.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
New Homes Director



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.