



## "Arnhill" 64 Mount Harriet Drive, Stepps, Glasgow, G33 6DG

Offers Over £350,000

- \*\*\* "Arnhill" - Detached Traditional Bungalow \*\*\*
- Flexible Living Accommodation
- Envious Garden Plot, Driveway, Garage, GCH & DG.
- EER - D
- Prestigious Stepps Address
- Spacious Lounge/ Dining Room & Large Dining Kitchen
- Not Over Looked at The Rear
- Phenomenal Potential
- 3 Double Bedrooms
- Close to Local Amenities



# "Arnhill" 64 Mount Harriet Drive, Glasgow G33 6DG

\*\*\* Attractive New Price - Home Report £375K \*\*\* Seldom available this detached period bungalow will undoubtedly appeal to a variety of buyers. "Arnhill", is located within one of the most prestigious addresses in Stepps, early viewing will be imperative. Modernisation is required however the property has been lovingly maintained over the years and offers phenomenal potential. Situated within an enviable level plot which is not overlooked to the rear, the property could be substantially developed subject to local authority planning constraints. EER - D



Council Tax Band: F



"Arnhill", is an attractive traditional detached bungalow located within one of the most prestigious residential locations of Stepps, close to all local amenities. The property was built circa mid1920s with only 2 previous owners. Offering spacious, on the level accommodation this property will appeal to an array of discerning buyers. Modernisation is required however the property has been lovingly maintained over the years offering fabulous potential. Early viewing will be essential.

Accommodation comprises, storm porch, charming L-shaped reception hallway, extensive open plan lounge/dining area to the rear, overlooking the substantial rear garden with focal fireplace, attractive fitted kitchen with dining area which in turn has a side door leading externally, attractive shower room with built in vanity storage, the master bedroom to the front of the property benefits from substantial fitted wardrobe storage and there is another spacious double bedroom which looks out over the rear garden. To the front of the property is the splendid formal lounge with focal fireplace, surround and box window formation. This room could also be used as the 3rd bedroom if need be to accommodate individual requirements. There is extensive attic space which may be suitable for development (subject to the appropriate planning permission)

Externally the property is set within a large level plot. The rear garden is south facing capturing the majority of the daylight sunshine throughout the day. The well-tended, mature plot provides the perfect spot to relax and/or entertain and is stocked with a variety of plants, trees, plants and bushes. There is also a single garage and a large driveway providing off street parking for a number of vehicles to the front.

#### Schools

Mount Harriet Drive lies within the catchment areas for Stepps Primary School, St Joseph's Primary School, Chryston High School and Our Ladies High School.

#### Room Dimensions

Storm Porch  
Entrance Hallway  
Formal Lounge/ Bedroom 3 - 4.05m x 3.85m  
Lounge/Dining Room - 7.00m x 4.00m  
Kitchen - 3.60m x 2.75m  
Dining Area/utility - 3.80m x 1.60m  
Master Bedroom - 4.15m x 2.60m  
Bedroom 2 - 4.70m x 3.05m  
Shower Room - 3.10m x 1.60m

#### Location

Situated within close proximity of the newly constructed Stepps Primary School, local park and both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

Stepps is a thriving community in North Lanarkshire, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include the new primary school, library, and sports facilities while retaining a historic heart around its church in Whitehill Avenue and its Victorian and Edwardian housing. Excellent travel connections by road and rail mean residents work in Glasgow, Edinburgh, Falkirk, Stirling and beyond. At the same time its location means that excellent walks in the new Seven Lochs Wetland Park are on the doorstep, from which views to the Campsies and Loch Lomond can be enjoyed.

Home Report Available on Request

EER - D

Viewings Strictly By Appointment - 0141 775 1050

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert



valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.



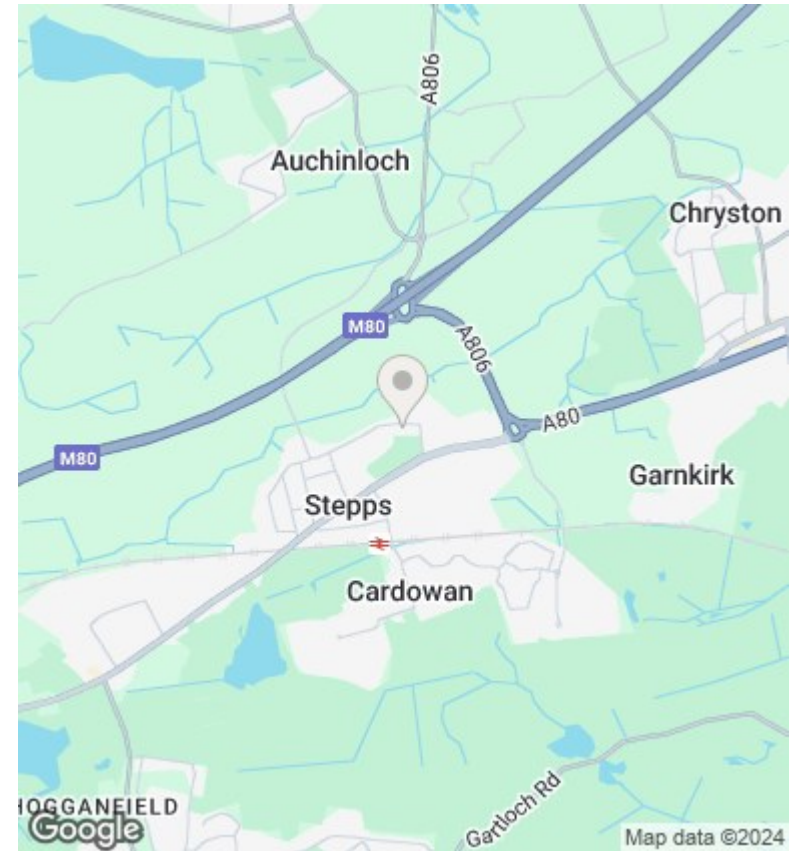




GROUND FLOOR



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

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	