



## 1 Hall Place, Stepps, Glasgow, G33 6EE

Offers Over £255,000

- Detached Family Home
- 2 Reception Rooms
- Newly Refurbished Kitchen
- Private Driveway and Garage
- Close to all Local Amenities
- Spacious Accommodation
- 4 Bedrooms - Master En-suite
- Freshly Decorated and Carpeted Throughout
- Walking distance to Stepps Station
- EER - C

# 1 Hall Place, Glasgow G33 6EE

**\*\*CLOSING DATE TUESDAY 9TH @ 12PM\*\***

Welcome to this lovely detached home, located in the perennially popular area of Stepps. This property boasts a spacious layout with 2 reception rooms, perfect for entertaining guests or relaxing. With 4 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

Situated in a sought-after neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities and transport links. Don't miss out on the opportunity to make this house your home in beautiful Stepps, Glasgow.



Council Tax Band: F



The property is formed over two levels and comprises a welcoming tiled entrance hallway with convenient downstairs w.c and spacious rear facing lounge with bay style french doors. To the front is a separate sitting room / dining room., again with contemporary tiled flooring. The large fitted kitchen offers an array of floor and wall mounted units complete with integrated appliances, and benefits from a separate utility room with side door access. The upper accommodation comprises 4 bedrooms, 3 doubles and a single, with the master benefitting from a large en-suite shower room. The stairway and upstairs have been freshly carpeted throughout, whilst the double bedrooms all avail of fitted storage. Further benefits include GCH and DG.

Externally the property is laid with a large mono-blocked driveway leading to the integral garage offering parking for multiple cars. The rear garden is fully enclosed and is mainly laid to lawn, with the addition of a circular patio area.

#### 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 Ben Lomond can be enjoyed.

Home Report Available on Request

North Lanarkshire Council Band F

EER - C

Viewings Strictly By Appointment - 0141 775 1050

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



### Directions

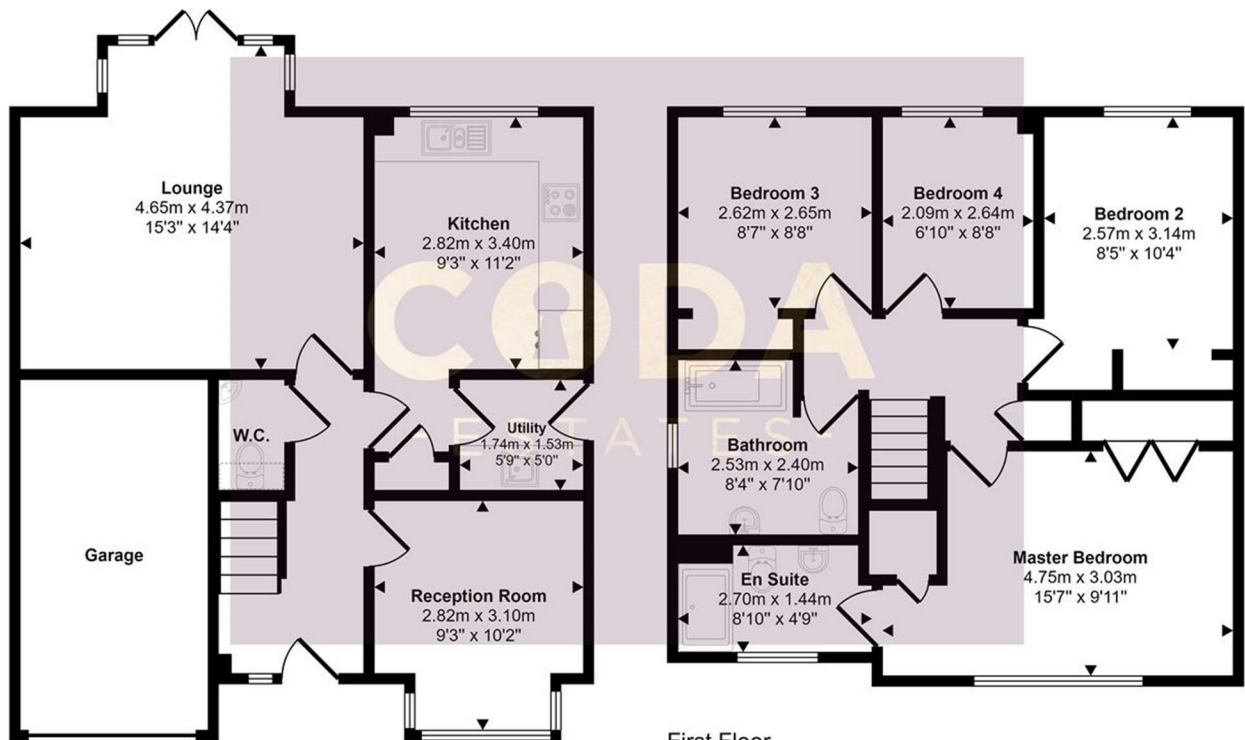
### Viewings

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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approx 63 sq m / 678 sq ft

**First Floor**  
Approx 57 sq m / 612 sq ft

Denotes head height below 1.5m