



12 Flynn Gardens, Stepps, Glasgow, G33 6NZ

Offers Over £370,000

- *** Exquisite Family Home ***
- 4 Bedrooms - Master Bedroom Ensuite
- Utility Room, Downstairs w/c & Driveway
- EER - C
- Professionally Developed
- Open Plan Kitchen/Dining/Family Area
- Landscaped Garden Ground
- Tastefully Presented Throughout
- Formal Reception Lounge
- Close To All Local Amenities

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A truly pristine four bedroom family property, tastefully presented and maintained impeccably throughout. This luxury detached home provides substantial family accommodation over two levels. The current owners have professionally developed the original home and early viewing is imperative. The property is located in a preferred cul-de-sac location with substantial landscaped gardens. EER - C



Council Tax Band: F



A beautifully presented and well-appointed four bedroom detached villa, enjoying a level plot with a stunning landscaped garden. The current owners have maintained and presented the property to an excellent standard, as well as converting the garage creating extra living space.

This attractive detached villa, offers a thoughtfully planned and flexible internal layout that can easily be adapted to suit a wide variety of family needs depending on individual requirements. Immaculately presented throughout and boasting a very high specification, this magnificent family home offers four bedrooms and comfortable reception rooms.

Complemented by a delightful cul-de-sac situation within the development, this outstanding property warrants personal appraisal for a full appreciation of the overall size and standard of finish. The internal layout comprises: Entrance hall, modern cloakroom with wc, bright and spacious lounge with dual aspect windows maximising natural light as well as an attractive focal fireplace, modern open plan kitchen / dining /family area which in turn has double doors to the landscaped rear garden. The well equipped fitted kitchen has been upgraded, providing a selection of wall and base mounted units, quality contrasting work surfaces and breakfast bar. The useful utility room flows from the kitchen allowing access externally

On the first floor there is a very grand upper landing with access to four bedrooms including the master bedroom with Juliet balcony and modern ensuite shower room plus modern family bathroom with three piece suite. This superb home is further enhanced by gas central heating, double glazed windows, monoblock driveway and landscaped gardens. The rear garden has been designed for low maintenance whilst creating a wonderful outdoor environment ideal for relaxing and/or entertaining. The garden is fully enclosed perfect for young children and family pets.

Room Dimensions

Entrance Hallway

Formal Lounge - 4.50m x 3.80m

Dining Kitchen - 6.60m x 3.20m

Family Room -

Utility Room - 2.00m x 1.70m

w/c

Master Bedroom - 4.40m x 3.70m

Ensuite - 2.00m x 1.70m

Bedroom 2 - 3.60m x 3.50m

Bedroom 3 - 3.60m x 3.20m

Bedroom 4 - 3.60m x 2.40m

Bathroom - 2.60m x 2.10m

Location

Stepps is a thriving settlement in North Lanarkshire, Scotland, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include a 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 Campsie and Loch Lomond can be enjoyed.

Home Report Available on Request

Viewings Strictly By Appointment

EER - C

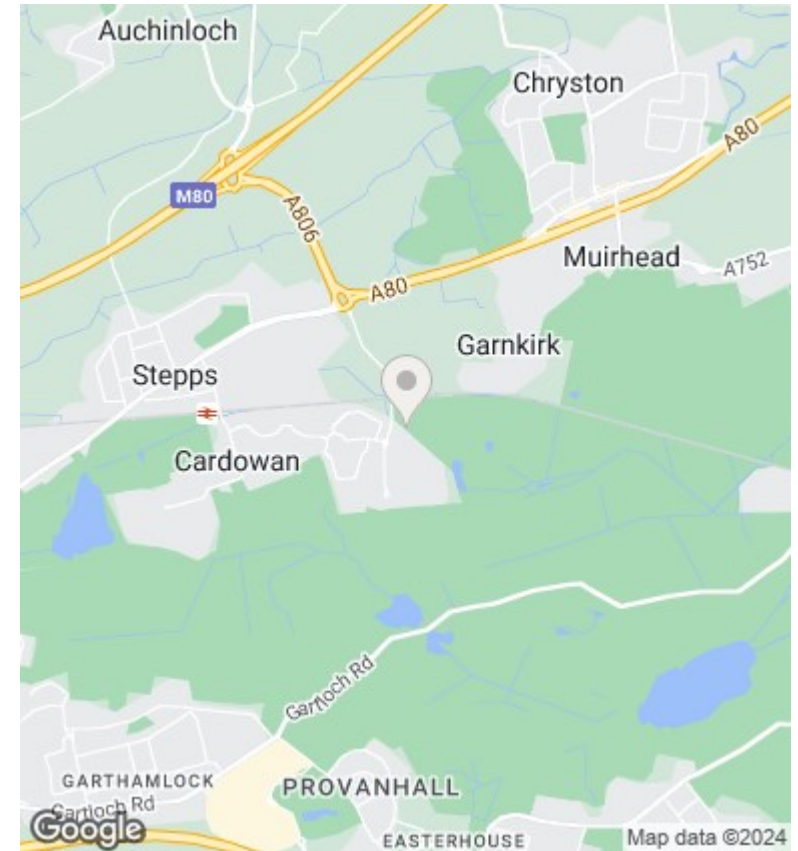
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation where we can discuss our competitive selling packages.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	