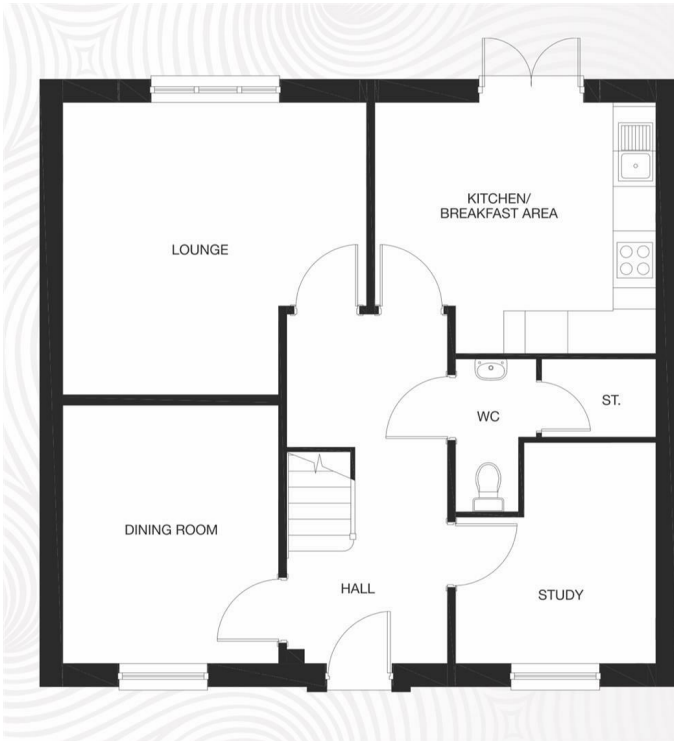




## 46 Lindores Drive, Stepps, Glasgow, G33 6PD

Offers Over £355,000

- Spacious Detached Family Home
- 4 Double Bedrooms
- End Plot Positioning
- EER - B
- Immaculately Presented
- 3 Reception Rooms
- Detached Garage and Driveway
- Thoughtfully Upgraded
- 3 Bathrooms and Downstairs WC
- Close To All Local Amenities



## Ground Floor

### Kitchen/Breakfast Area

3.95m x 3.54m    13' 0" x 11' 8"

### Lounge (max.)

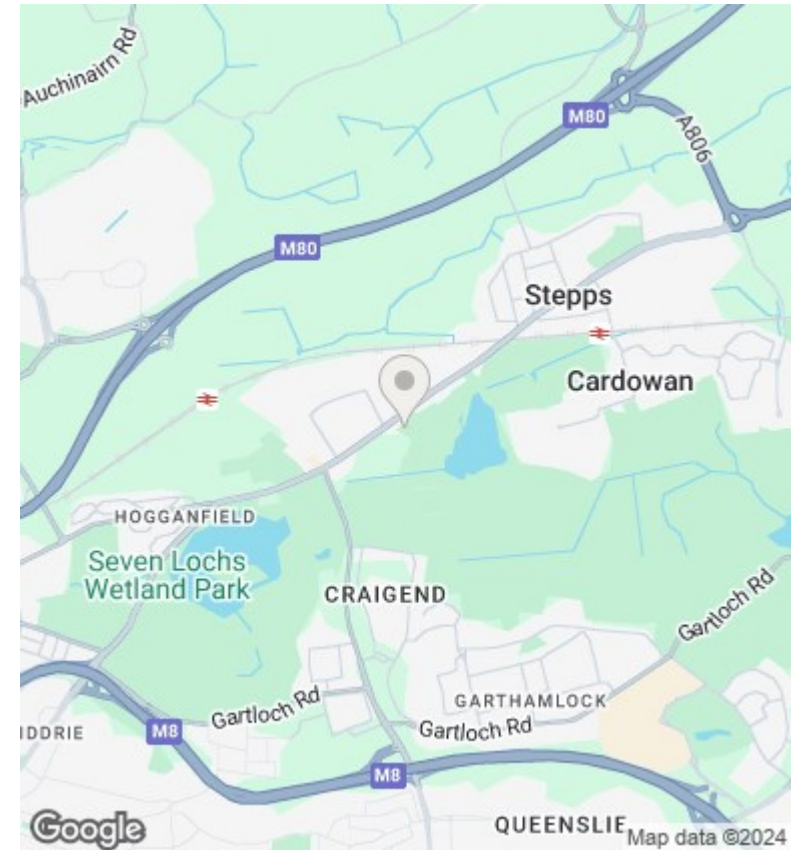
4.28m x 4.15m    14' 1" x 13' 8"

### Dining Room

3.04m x 3.63m    10' 0" x 11' 11"

### Study (max.)

2.81m x 3.12m    9' 3" x 10' 3"



## Directions

## Viewings

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

## Council Tax Band

F

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</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	