



16 Balmore Crescent, Steps, Glasgow, G33 6FP

Offers Over £205,000

- Spacious Semi-Detached Family Home
- Large Lounge Dining
- 2 Bathrooms & WC - Master with En-suite
- South Facing Garden & Private Mono-blocked Driveway
- Walking Distance to Station
- Immaculate Condition
- 3 Double Bedrooms
- Modern Fitted Kitchen with Appliances
- Close to All Local Amenities
- EER - C

16 Balmore Crescent, Glasgow G33 6FP

**** Closing Date - Friday 11th October 12pm **** Welcome to this charming semi-detached house located on Balmore Crescent in the lovely area of Stepps. This property boasts a modern design and ample space for comfortable living.

Don't miss the opportunity to make this house your home. With its convenient location, modern amenities, and ample space, this property on Balmore Crescent is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home.



Council Tax Band: D



CODA

CO
ESTD

A beautifully presented semi-detached 3 bedroom home in the popular Frankfield Loch development by Taylor Wimpey. Enjoying lovely open aspects to the front of the property and the Campsie Fells in the distance, within an excellent plot in the quiet cul-de-sac. This home offers spacious accommodation that will appeal to a wide range of prospective buyers.

The immaculately presented accommodation comprises welcoming entrance hallway with convenient WC/cloakroom, rear facing lounge with French doors to the south-facing gardens, storage cupboard and delightful décor. The front-facing and well equipped kitchen has a good range of floor and wall mounted units, integrated oven, gas hob, hood, washing machine and dishwasher. The upstairs has 3 double bedrooms, master with en-suite shower room and fitted wardrobe storage. Completing the accommodation on offer is the three piece family bathroom suite. Further benefits include GCH, DG, spacious driveway parking, front, back and side gardens.

This development has been extremely popular and provides easy access to all the many amenities that Stepps has to offer, including local shops Hogganfield Park and the brand new Golf-It leisure facility, with bars, restaurant, driving range and golf course. Glasgow City Centre is within easy commuting distance, via the M80 motorway or the comprehensive public transport network, with Stepps Train Station a short walk away.

Viewings: Arranged Strictly By Appointment

Council Tax: North Lanarkshire Band D

EER: Rating C

Home Report: Available on request

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

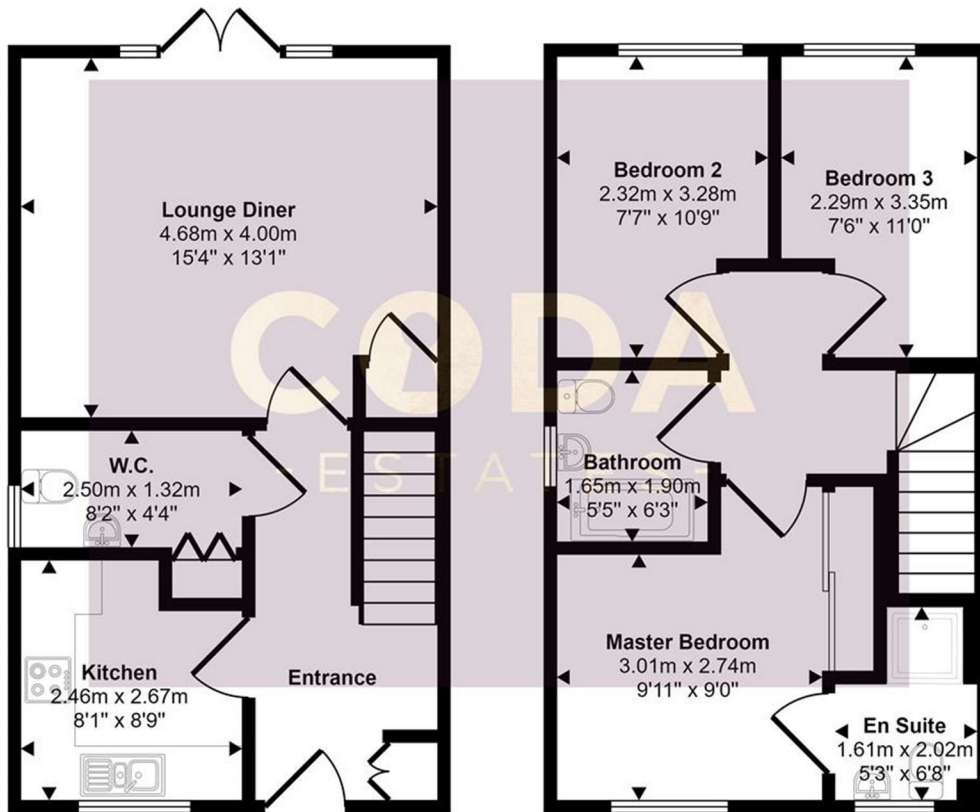
Viewings

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) A			91
(81-91) B		79	
(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	



Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 39 sq m / 420 sq ft