



30 Auchan Crescent, Stepps, Glasgow, G33 6PE

Fixed Asking Price £189,000

- *** FIXED PRICE !!! 2 Bedroom Mid-Terrace ***
- Stylish Kitchen with Integrated Appliances
- Private South Facing Garden Plot
- EER - C
- Ideal Residential Location
- Bright Lounge/Dining Area with French Doors
- Adequate Storage including Loft Space
- Well Presented & Maintained Throughout
- Attractive Bathroom & Downstairs w/c
- Close to All Local Amenities

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*** New Fixed Price *** Wonderful residential location, this 2 bedroom immaculate mid-terraced property will appeal to an array of buyers from those downsizing, first time buyers or a young couple. Presented to an exceptional standard throughout, early viewing will be essential. Boasting a south facing rear garden, downstairs w/c, GCH & DG. EER - C



Council Tax Band: D



This mid terraced property occupies an excellent plot within the prestigious Frankfield Loch development. The address has been extremely desirable over recent years, offering ease of access to all local amenities, schooling, Stepps train station and direct motorway access.

The current owner has established a wonderful home, maintained and well presented throughout. The entrance hall, flows through to the bright lounge and dining with the french doors leading to the rear garden. The stylish kitchen is located at the front of the home, boasting ample base/ wall mounted units, a number of quality appliances including combi boiler and contrasting worktops. The spacious w/c is located off the hallway.

The upper floor is accessed via the staircase from the hall. On this level you will find 2 double bedrooms, both well presented with built in storage/wardrobes, the contemporary bathroom boasts thermostatic shower, vanity storage and chrome towel rail. The attic space can be accessed from the upper landing.

Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining with family or friends. The south facing rear garden allows for a degree of privacy and affords the potential to extend the home subject to planning consents.

This property warrants early viewing as we anticipate a high level of interest.

Room Dimensions

Reception Hallway

Lounge - 4.0m x 3.6m

Kitchen - 3.3m x 2.2m

Master Bedroom - 4.1m x 3.6m

Bedroom 2 - 4.1m x 2.4m

Bathroom - 2.1m x 1.8m

Auchan Crescent is a popular residential pocket within the Frankfield loch development. Stepps has an excellent range of amenities including local shops

and mainline Glasgow railway station within walking distance. Bannatyne's private leisure club is a short distance from the house. Stepps also has a private Tennis club in the centre of the village. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the area and a number of quality golf courses. The village also boasts a range of essential shops and services.

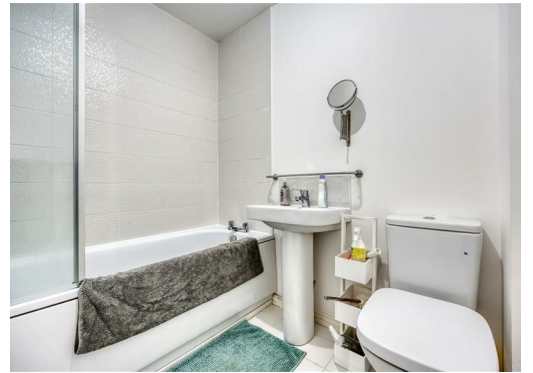
Home Report Available on Request

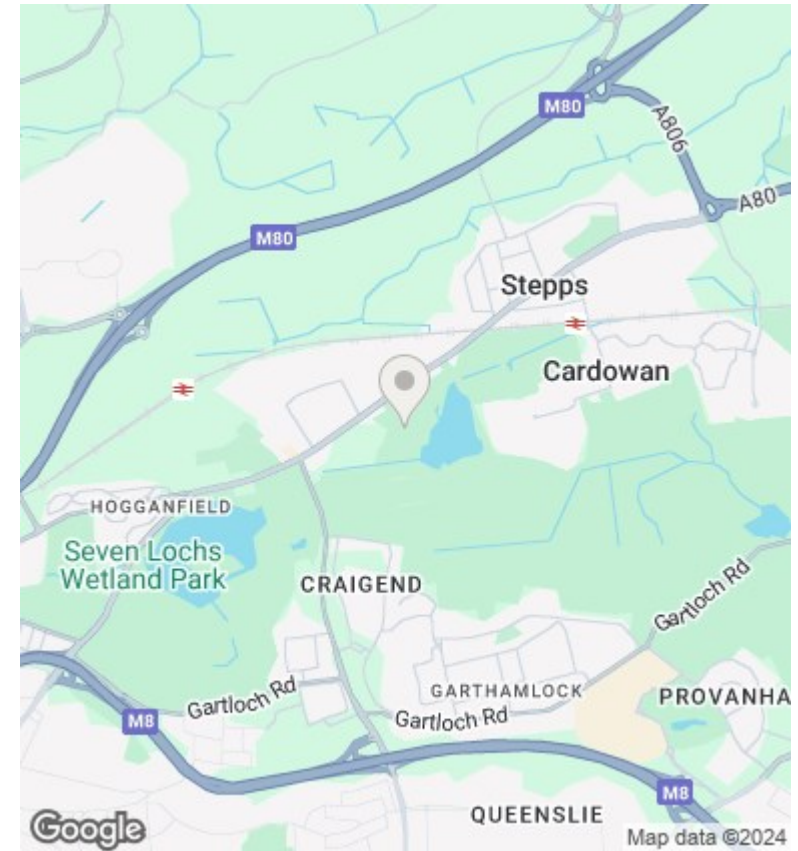
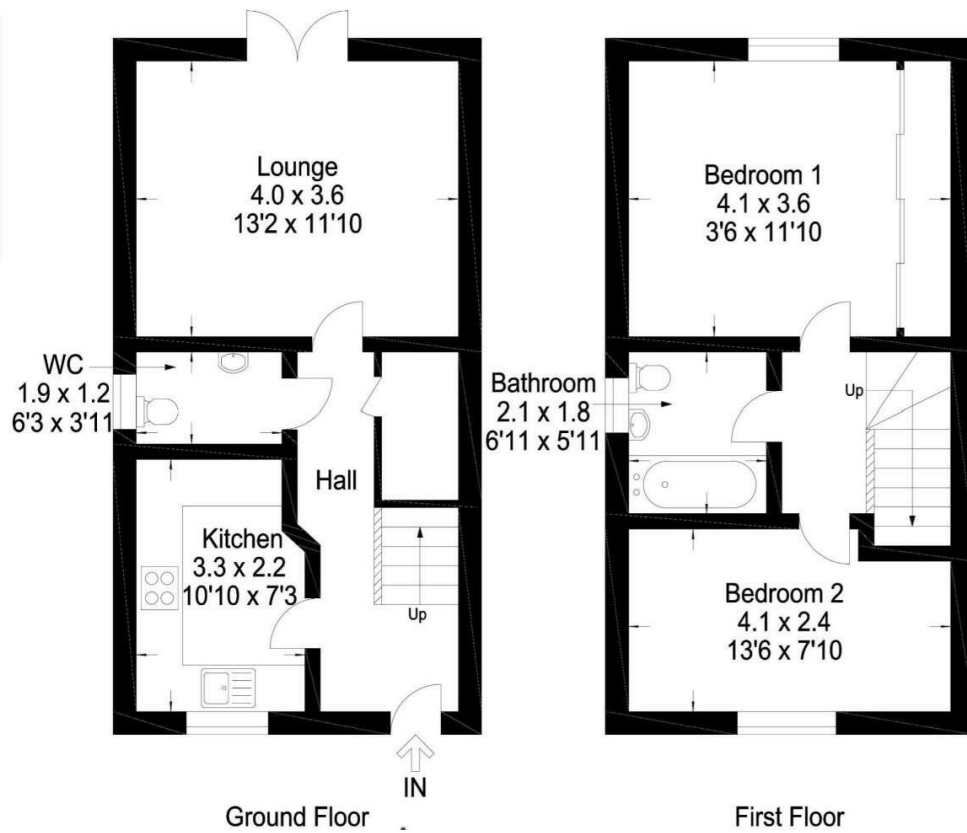
Viewings Strictly By Appointment

EER - C

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		93
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	