



## 111E Cumbernauld Road, Stepps, Glasgow, G33 6EP

Fixed Asking Price £188,000

- \*\*\* Luxury Top Floor Apartment \*\*\*
- Lounge with Bay Window Formation
- Well Maintained Communal Areas and Garden Ground
- EER - C
- Spacious Accommodation Throughout
- Dining Kitchen with a Number Appliances
- Private/Secure Parking Space
- Master Bedroom with Ensuite
- Adequate Storage including Loft Space
- Close to all Local Amenities

# 111E Cumbernauld Road, Glasgow G33 6EP

\*\*\* Similar Properties Required For Waiting Buyers !!! \*\*\* Fantastic, spacious, 2 bedroom, apartment located within the heart of Stepps. These properties don't become available often and early viewing is strongly advised. Boasting master ensuite with Parisian french doors, large dining kitchen, excellent storage(including loft space), secure garden parking, secure door entry system and pristine communal area EER - C



Council Tax Band: E



Queens Court is an exclusive development of luxury flats located off the main road in Stepps. The current owner has maintained and presented the property throughout making early viewing essential. This top floor apartment boasts spacious accommodation, comprising welcoming reception hallway, bright lounge with bay window formation, dining kitchen with ample base and wall mounted units and a number of integrated appliances, 2 double bedrooms, both with build in wardrobe storage and the master benefits from an ensuite shower room and Parisian balcony to the rear. Completing the apartment is the house bathroom with white 3 piece bathroom suite.

The apartment is entered via a secure door entry system and the communal areas have been well maintained by the nominated factor. The property also boasts DG, GCH, adequate storage throughout (including loft space) private/secure basement parking and well maintained communal garden ground.

#### Room Dimensions

Reception Hallway - 5.40m x 2.05m

Formal Lounge - 4.55m x 4.25m

Dining Kitchen - 4.70m x 2.85m

Master Bedroom - 5.70m x 2.85m

Ensuite - 1.95m x 2.45m

Bedroom 2 - 3.95m x 2.75m

Bathroom - 2.70m x 1.50m

Cupboard - 1.95m x 1.00m

Queens Court is a popular development in the heart of the village. 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.

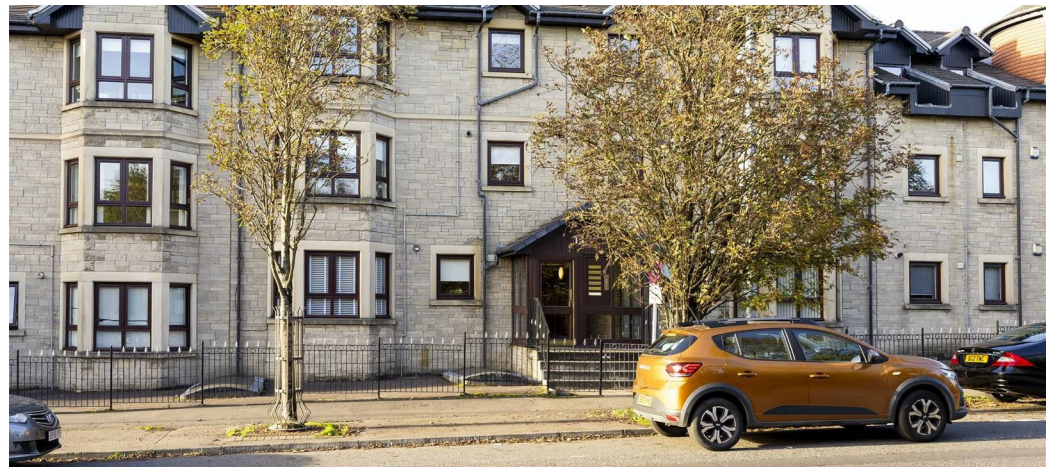
Home Report Available on Request

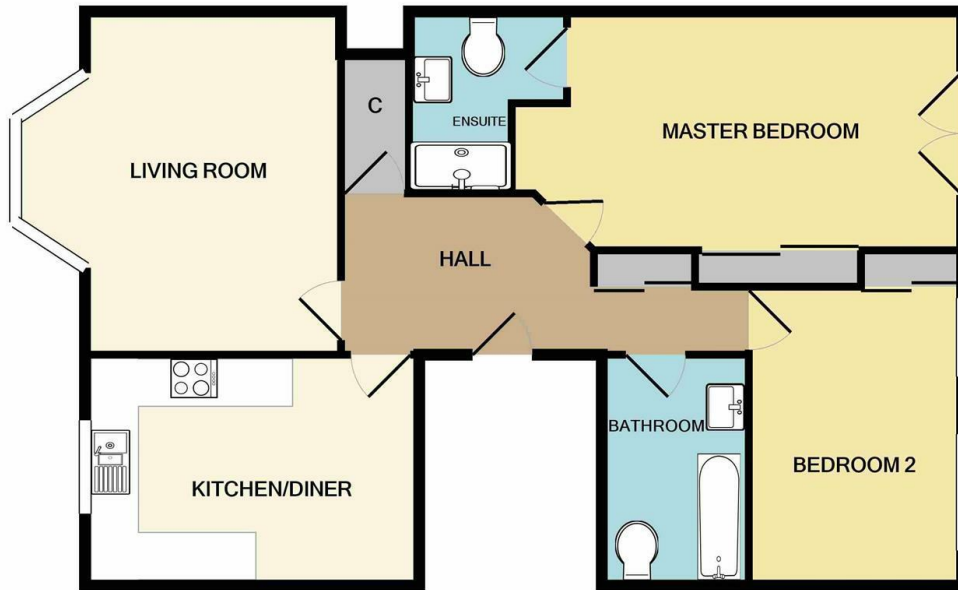
Viewings Strictly By Appointment

EER - C

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







TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2021



## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 79                      | 80        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |