



17 Cumbernauld Road, Stepps, Glasgow, G33 6LR

Offers Over £179,995

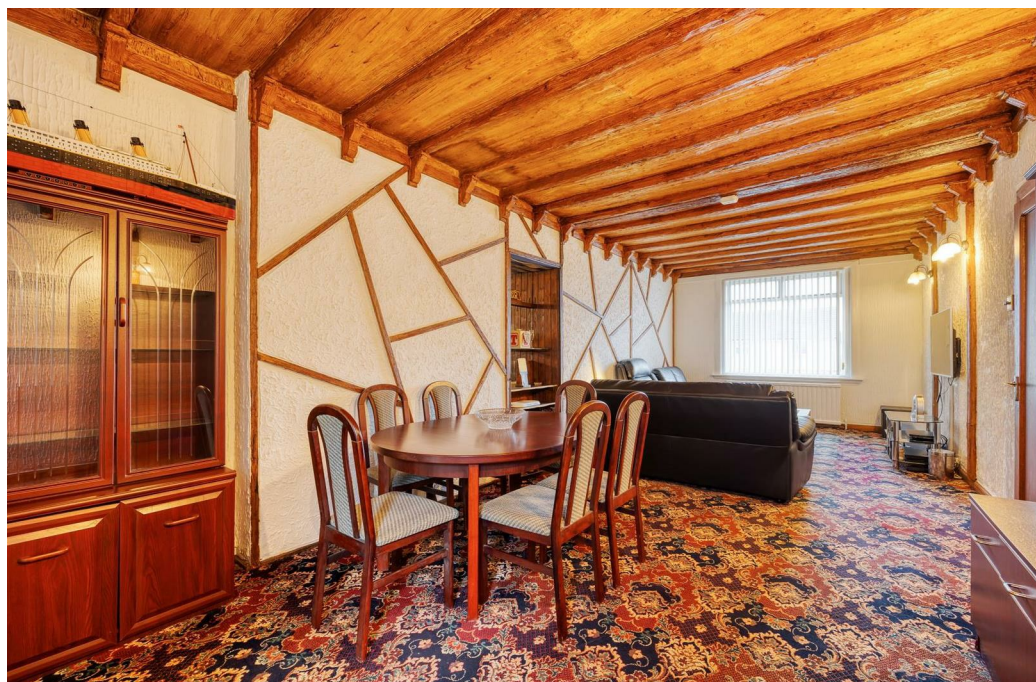
- Three Bedroom Extended Semi-Bungalow
- Modernisation Required
- Extensive Corner Garden Plot
- EER - D
- Popular Residential Location
- Spacious Accommodation
- GCH, DG, Driveway & Outbuilding
- Fabulous Potential
- Cellar Space
- Close to All Local Amenities

17 Cumbernauld Road, Glasgow G33 6LR

****Closing Date Tuesday 29th October at 12 Noon **** This 3 bedroom semi-bungalow has been extended over the years. The property does require a degree of modernisation throughout however allows fabulous potential for any discerning buyer. This is a popular residential location, close to all local amenities including schooling and transportation links. Early viewing is recommended to avoid disappointment. EER - D



Council Tax Band: E



CODA Estates are delighted to present this 3 bedroom semi-bungalow to the open market. The home is situated in a sought after area close to all local amenities. Internally the property requires a degree of modernisation, however provides phenomenal potential to any discerning buyer . Accommodation comprises entrance vestibule, spacious reception hallway, which leads to a fabulous size lounge/dining room. The kitchen has been extended providing ample base and wall mounted units and the back door give access to the rear garden. The bedrooms are access from the hallway. The master bedroom is located to the front of the property and is a delightful size. There are two further bedrooms and the shower room completes the internal accommodation.

Under the property you will find a large cellar/solum which is completely water tight and currently used for storage. In the garden you will also find a large outbuilding, which although currently is in a poor state of repair provides the footprint for any buyer to consider further development.

The property also benefits from double glazing, a system of gas central heating, driveway for off street parking an extensive, corner garden plot. The garden is stocked with an array or plants, shrubs, trees and bushes and offers a degree of privacy to the rear.

Room Dimensions

Entrance Hall

Formal Lounge/Dining - 8.70m x 3.45m

Dining Kitchen - 4.80m x 3.00m

Master Bedroom - 4.65m x 4.05m

Bedroom 2 - 3.05m x 2.75m

Bedroom 3 - 2.75m x 2.30m

Shower Room - 1.90m x 1.70m

Outbuilding

Location

Situated within close proximity of the newly constructed Stepps Primary School, local park and both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

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

Home Report Available on Request

EER - D

Viewings Strictly By Appointment - 0141 775 1050

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 and we can discuss our selection of professional selling packages.





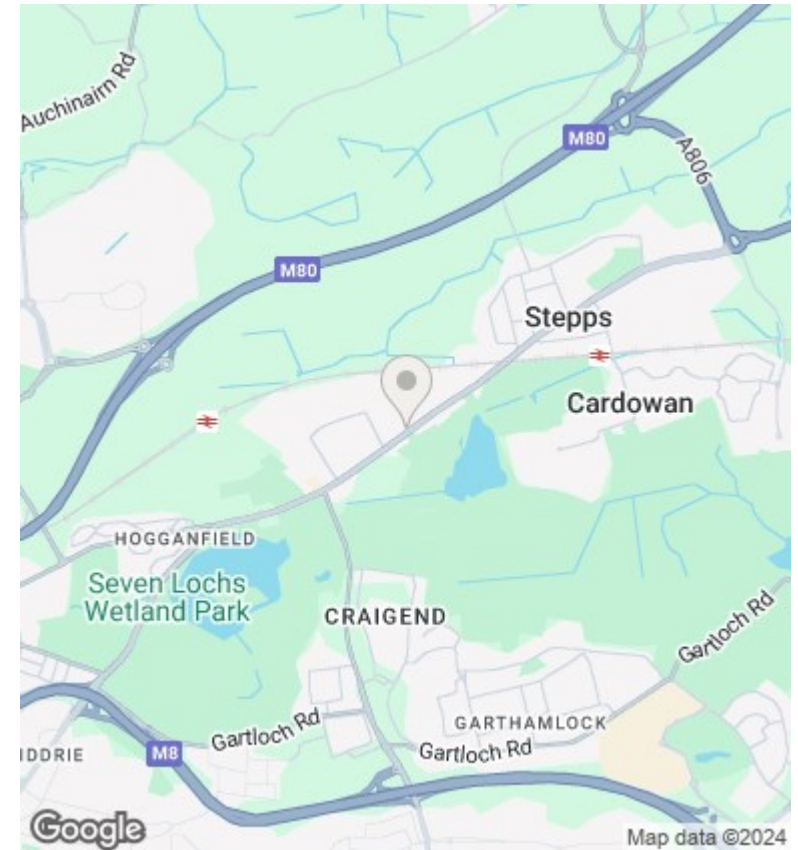
Directions

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	