



42 Cardowan Drive, Stepps, Glasgow, G33 6HD

Offers Over £215,000

- Phenomenal Opportunity
- 2 Reception Rooms
- Driveway, Garage DG & GCH
- EER - E
- Desirable Residential Area
- 2 Bedrooms
- Viewing Recommended
- Substantial South Facing Plot
- 1 Bathroom & Upstairs Shower Room
- Close to Local Amenities & Transportation Links

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***NO FURTHER VIEWINGS ! Closing Date Monday 14th April at 12 noon *** This is a rare opportunity to acquire a detached villa in a very desirable residential area of the village. Modernisation is required throughout however the property offers phenomenal potential to any discerning buyer. Situated within an enviable level plot which is not overlooked to the rear, the property could be developed subject to local authority planning constraints. Early viewing is strongly advised. EER - E



Council Tax Band: F



This is a unique opportunity to acquire an attractive red sandstone detached villa, located within the heart of Stepps. The entire dwelling requires extensive modernisation, allowing any buyer the opportunity to reconfigure/design to suit individual requirements. The plot affords the potential to extend/develop subject to planning constraints.

Currently accommodation comprises entrance vestibule, reception hallway, two spacious reception rooms to the front, a double bedroom downstairs, family tv/room to the rear which flows to the spacious dining kitchen area with utility area off. The extensive rear garden is accessed from the utility room. The bathroom completes the downstairs.

The converted attic space is reached via a wooden spiral staircase fixture. On this upper level the current owner has created a open family area with 2 partitioned bedrooms off and the shower room.

Externally the property is located within an extensive south facing plot which offers a degree of privacy from neighbouring properties. The garden provides the ideal space to relax and/or entertain. The property also boasts driveway and garage.

Room Dimensions

Entrance Vestibule

Reception Hallway

Formal Lounge - 4.00m x 3.58m

Dining Room/Reception Room - 3.88m x 3.60m

Family Room/TV Room - 2.85m x 2.66m

Dining Kitchen - 3.27m x 2.86m

Downstairs Bedroom - 3.69m x 2.94m

Bathroom - 2.22m x 1.34m

Converted Attic Space

Open Landing Area - 7.90m x 4.94m

Bedroom 2 - 2.40m x 2.37m

Bedroom 3 - 2.40m x 2.31m

Shower Room - 2.52m x 1.38m

Location

Stepps is a thriving settlement in North Lanarkshire, Scotland, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include a 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

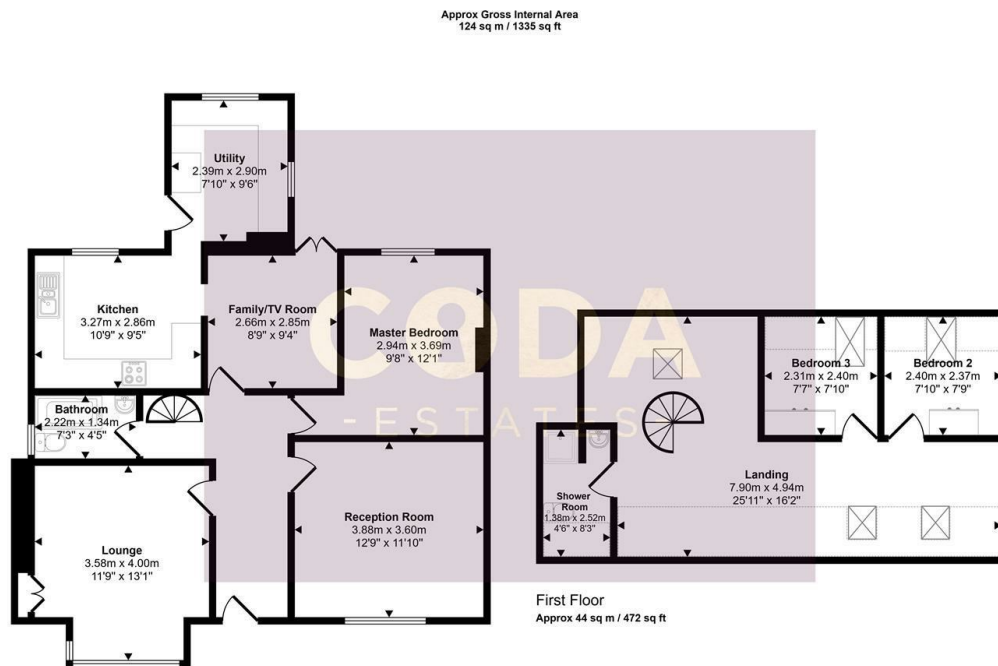
Viewings Strictly By Appointment

EER - E

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 competitive selling packages.



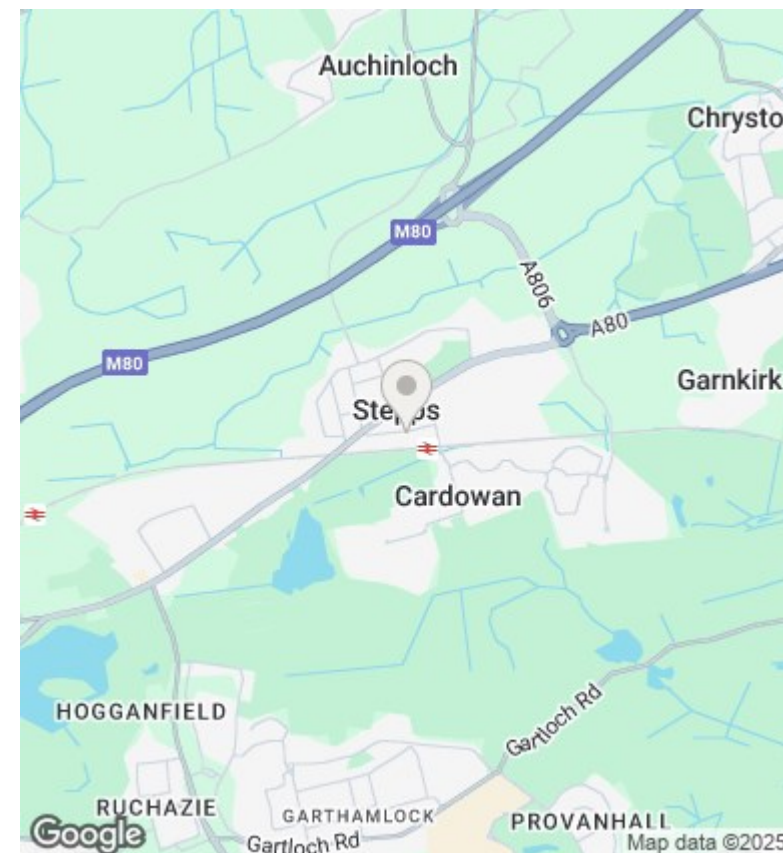




Ground Floor
Approx 80 sq m / 863 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		47
(81-91) B		
(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