



1 Kilpatrick Court, Stepps, Glasgow, G33 6FG

Offers Over £155,000

- Ground floor flat
- 2 double bedrooms
- Breakfasting kitchen
- Fitted wardrobes
- Gas central heating
- Immaculate condition
- Lounge
- En-suite & bathroom
- Secure door entry
- Dedicated parking space

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Beautifully presented, this exceptional two-bedroom ground floor flat is set within a highly desirable pocket of Steps and offers luxurious, walk-in condition accommodation that will appeal to a wide range of buyers.



Council Tax Band: E



Upon entering, you are welcomed by a bright and inviting hallway which leads through to a generously proportioned lounge positioned to the front of the building. This elegant living space is flooded with natural light, creating a warm and relaxing environment that is equally suited to entertaining.

Viewings: Arranged by appointment.

The modern fitted kitchen is thoughtfully designed, boasting an excellent range of floor and wall-mounted units alongside ample worktop space, making it both stylish and highly functional.

The property features two well-proportioned double bedrooms, both offering excellent built-in storage. The impressive principal bedroom further benefits from a sleek and luxurious en-suite shower room. Completing the accommodation is a large, beautifully appointed bathroom suite accessed from the hall.

Additional features include secure door entry for peace of mind, a dedicated parking space, and ample visitor parking. The development itself is set within well-maintained, manicured grounds, enhancing the overall appeal of this outstanding home.

Offering a superb blend of comfort, style, and convenience in a sought-after location, this property represents an excellent opportunity for discerning buyers.

EER: rating C

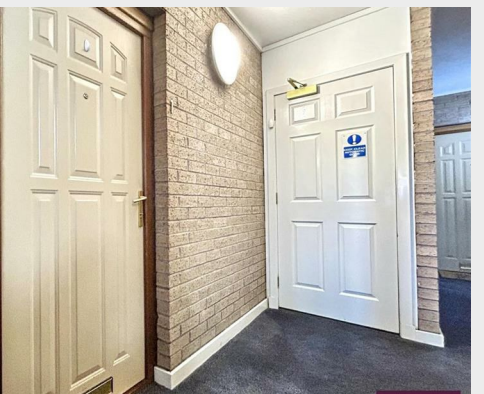
Council Tax: Band E

Post Code: G66 6FG

Location

Kilpatrick Court is a popular development, set just off Kilpatrick Drive. 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. 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.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

