

111 Lochview Drive, Stepps, Glasgow, G33 1QE

Offers Over £137,500

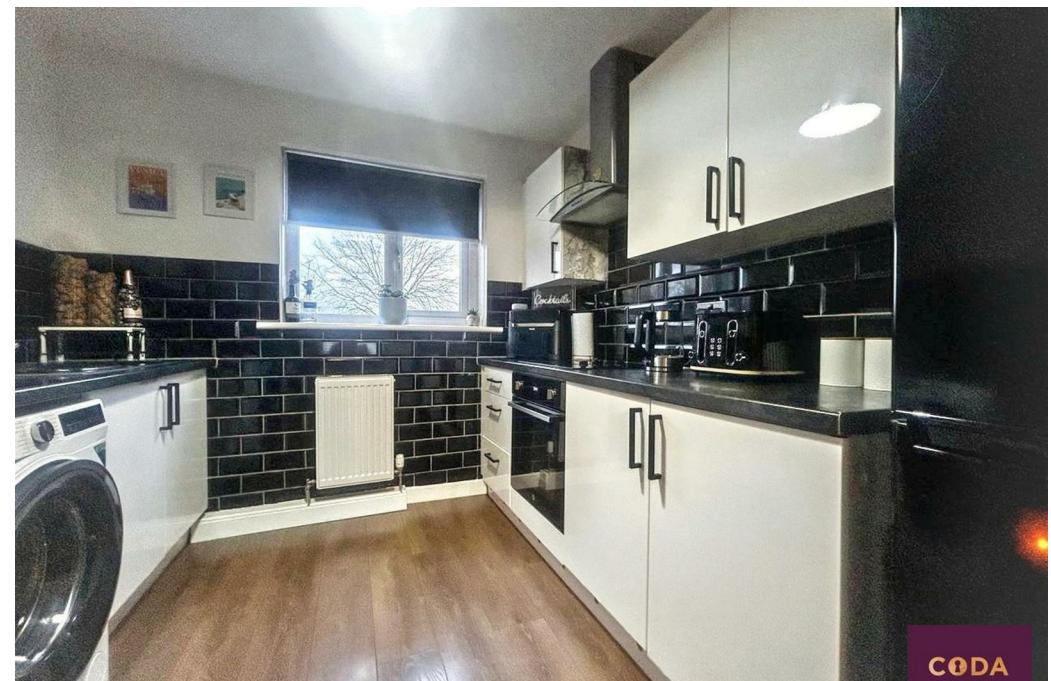
- Two Bedroom Upper Apartment
- Tastefully Lounge/Dining Area
- Main Door Entrance, Loft Space & Ample Parking
- EER - C
- Immaculately Maintained & Presented Throughout
- 2 Stylish Bedrooms
- Private Garden Plot
- Highly Desirable Residential Location
- Contemporary Kitchen and Bathroom
- Close to Local Amenities & Transportation Links

111 Lochview Drive, Glasgow G33 1QE

This is a beautiful 2 bedroom, upper apartment which will appeal to a number of discerning buyers. Located within this highly desirable pocket, early viewing will be essential. The current owners have maintained and presented the property to an exceptional standard throughout. Benefits include, main door entrance, loft space, ample parking, private garden ground & DG. Home Report Val - £140K. EER - C



Council Tax Band: C



Beautifully presented, upper apartment, comprising of lounge/dining area, stylish kitchen, two bedrooms and tasteful bathroom which will appeal to a wide array of buyers.

The accommodation has a private entrance to the front of the property with stairs leading upstairs. The spacious lounge/dining area is entered through attractive double doors. The kitchen is well equipped with a selection of base and wall mounted units and a number of appliances. There are two double bedrooms both with built in storage and an elegant bathroom with over the bath thermostatic shower. The property further benefits from, ample storage (including loft space), GCH heating and double glazing.

The private garden area is an ideal outside space for relaxing and/or entertaining. There is ample residents and visitor parking to the rear.

Room Dimensions

Entrance Vestibule/Hallway

Lounge - 4.54m x 3.68m

Kitchen - 2.88m x 2.58m

Master Bedroom - 3.53m x 2.43m

Bedroom 2 - 2.86m x 2.41m

Bathroom - 1.94m x 1.82m

Location

Located off Cumbernauld / Royston Road this sought-after development is well positioned on the periphery of Stepps yet is within easy reach of local amenities including "GOLF it" and Hogganfield Park is also nearby. GOLF it a fantastic amenity. It was opened in July 2023, with golf course, driving range, family adventure golf, Padel & provides a new facility to 'the Big Feed' (This is all within walking distance). Glasgow City Centre is just over five miles away which is easy commuting distance, via a comprehensive public transport services, for those who work in the city and Stepps Train Station is less than

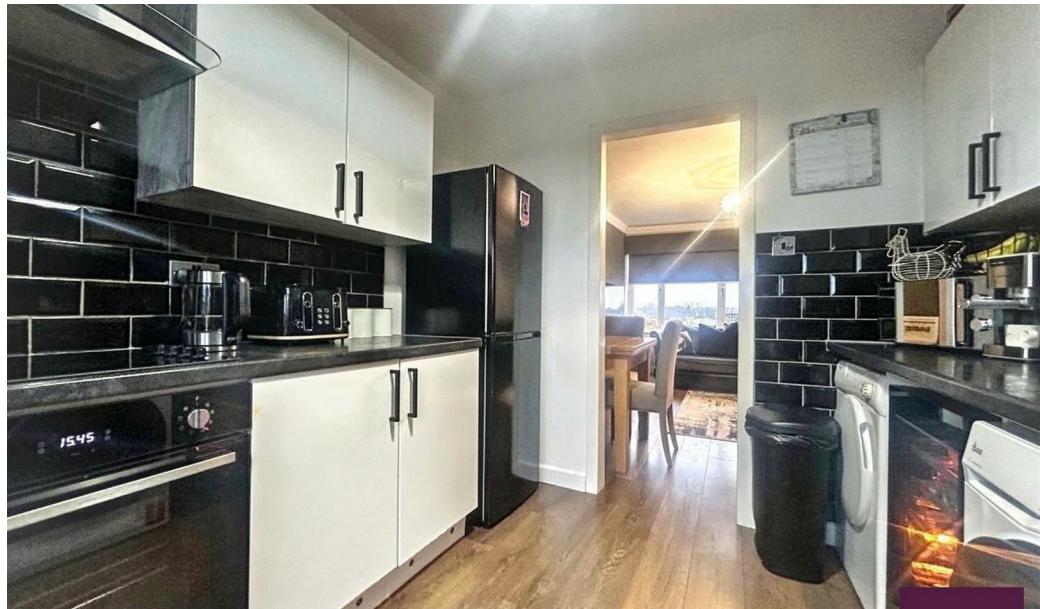
two miles away via the Cumbernauld Road and the new Robroyston Train Station is just under a mile away, if you require public transport.

Home Report Available on Request

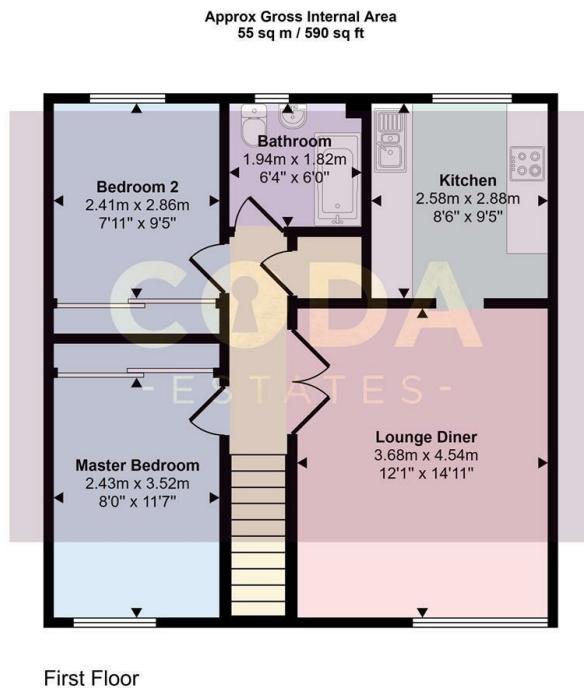
EER - C

Viewings Strictly By Appointment

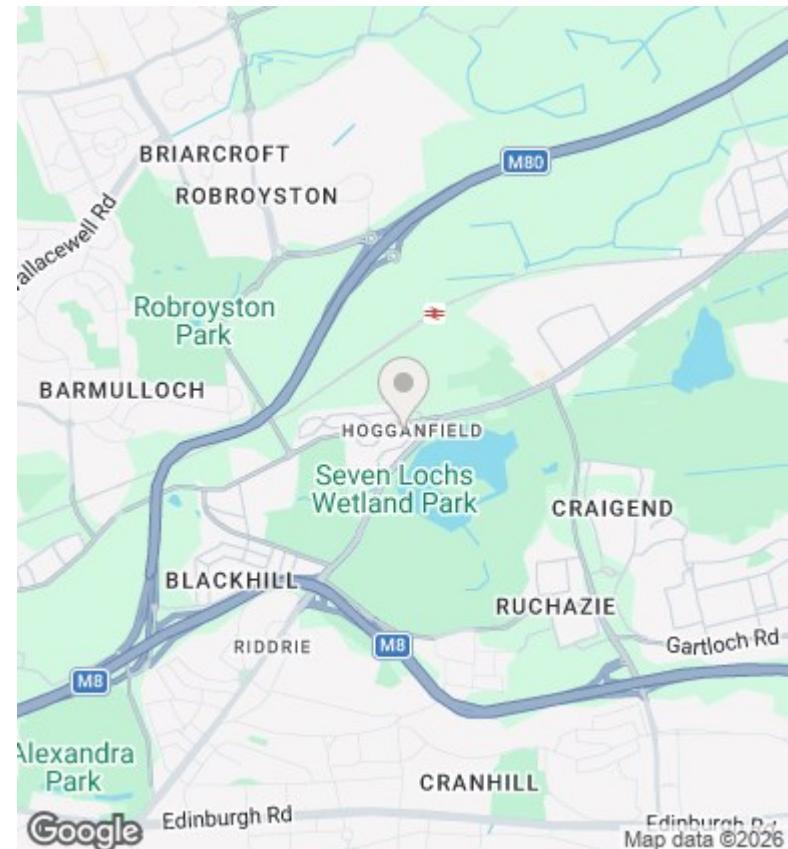
CODA Estates provides a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	