



2 Honeywell Drive, Stepps, Glasgow, G33 6GG

Offers Over £395,000

- Exquisite detached villa
- Versatile layout
- Separate dining room
- Six bedrooms - two with en-suite
- Integral garage
- Exclusive large corner plot
- Spacious formal lounge
- Stylishly designed modern kitchen with integrated appliances & Utility room
- Family bathroom and w.c
- Private levelled gardens



## 2 Honeywell Drive, Glasgow G33 6GG

Set within one of Stepps' most sought-after developments, this impressive three-level detached villa offers exceptional space, luxury finishes, and a superb central location — the perfect combination for modern family living. EER-C.



6



4



2



C

Council Tax Band: G



Introducing a stunning and remarkably spacious six-bedroom detached villa. This exquisite residence is situated in a unique corner plot with a coveted residential development in Stepps, offering the perfect blend of elegance and functionality. Conveniently positioned near local schools and the train station, it's an ideal choice for those seeking a stylish and well-connected home, perfect for commuting.

Discover this spacious and beautifully presented home, boasting a versatile layout perfect for a variety of family needs. The charming exterior conceals a surprisingly roomy interior spread across three floors, thoughtfully designed for modern living. Rarely found in homes of this style, this property offers a myriad of options, making a personal viewing essential to fully grasp its size, flexible accommodation, and desirable location. Step into an inviting entrance hall leading to a generously sized lounge with double doors opening to the dining room. The fitted kitchen/breakfast area features double doors to the garden, complete with a built-in double oven, separate gas hob with extractor hood, and a utility room with a convenient WC. The first floor houses four bedrooms, one of which is designed as a dressing room, along with the master bedroom boasting an ensuite shower room and a family bathroom with a three-piece white suite. The top floor reveals two additional bedrooms, one with an ensuite shower room.

This outstanding family home is equipped with gas central heating, PVC double glazed window frames, a spacious driveway leading to an integral double garage. The expansive outdoor space surrounding the property is immediately noticeable. The completely level rear garden offers ample room for gardening activities, children's play, and outdoor dining on the decked patio. Privacy is ensured by timber fencing, creating a secluded atmosphere. A pathway of stone pavers leads from the side access door around to the front of the property, adding both convenience and aesthetic appeal.

Don't miss the opportunity to experience the overall size, flexible layout, and ideal position in this sought-after locale.

EER- C  
Council Tax- G  
Post Code: G33 6GG

Location: Explore the charm of Honeywell Drive, a picturesque street adorned with a variety of impressive villas. Nestled in the heart of Stepps, this delightful location offers an array of amenities, including local shops, and is conveniently close to the mainline railway station. With the new Stepps motorway link, Glasgow City Centre is easily accessible within ten to fifteen minutes. Residents of Honeywell Drive enjoy proximity to top-rated Primary and Secondary Schools, such as Stepps Primary School. Additionally, the area boasts recreational facilities like a local tennis club and bowling club. For those who appreciate the outdoors, there are several quality golf courses in the vicinity. Experience the perfect blend of convenience and tranquillity in this desirable neighbourhood.

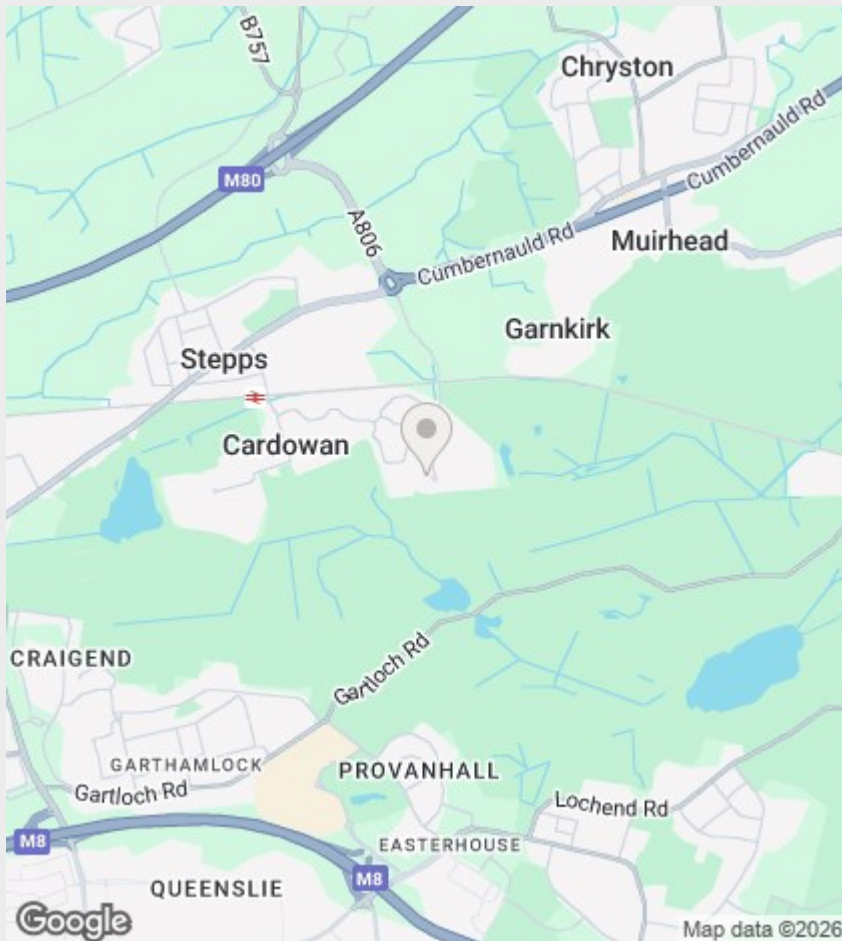
Viewings: Arranged by appointment, to confirm please call 0141 775 1050.











## Directions

## Viewings

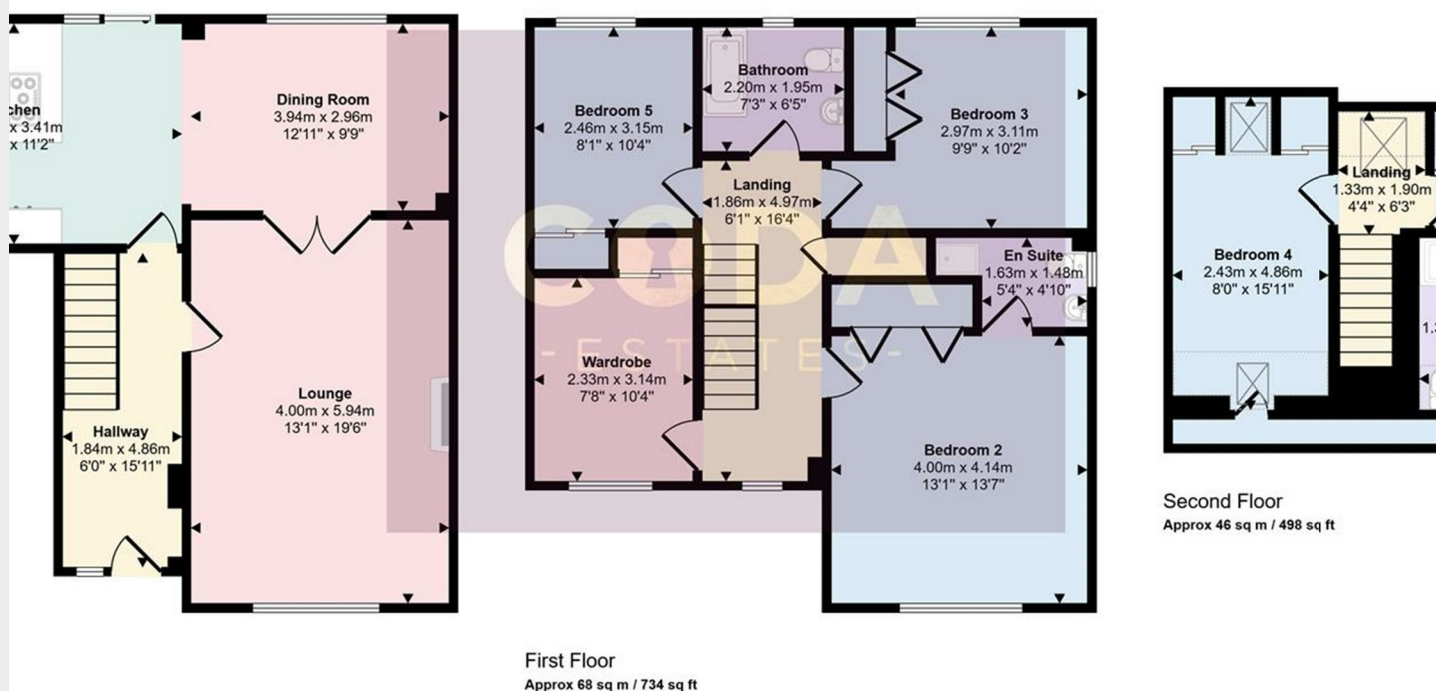
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 83        |
| (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 |           |

Approx Gross Internal Area  
186 sq m / 2002 sq ft



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.