



5 Balmore Crescent, Stepps, Glasgow, G33 6FP

Offers Over £289,995

- Quiet cul-de-sac positioning within the highly sought-after Frankfield Loch development
- Generous four-bedroom layout providing excellent space for growing families.
- Spacious detached villa with integral garage, private driveway and enclosed rear garden.
- Ideally located for commuters, with rail and motorway networks nearby
- Rare opportunity to acquire a substantial detached property in a desirable modern development
- Enjoying immediate access to scenic walks around Frankfield Loch and the wider Seven Lochs Wetland Park
- Master with en-suite shower-room, family bathroom and downstairs WC
- Excellent balance of tranquillity and convenience
- Situated within the catchment for highly regarded local schooling
- Energy efficiency rating - C

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Set within the tranquil and highly sought-after Frankfield Loch development, this spacious four-bedroom detached villa offers an exceptional opportunity for families seeking generous living space, excellent commuter links and outstanding value for money. Surrounded by attractive green space and picturesque walking routes, yet conveniently located close to local amenities, this impressive home perfectly combines peaceful suburban living with everyday convenience.



Council Tax Band: F



Occupying a prime position within the highly sought-after Frankfield Loch development in Stepps, this impressive four-bedroom detached villa offers spacious and flexible family accommodation, beautifully suited to modern living. Combining generous room proportions, excellent commuter links and an enviable location close to outstanding amenities, this is a fantastic opportunity to acquire a substantial family home in one of the area's most desirable developments.

The accommodation is formed over two levels and begins with a welcoming reception hall leading to a bright and spacious lounge, providing the perfect setting for everyday family life and entertaining. To the front, a separate dining room offers an ideal space for formal dining or family gatherings, while the recently upgraded modern fitted kitchen benefits from integrated appliances. . A convenient ground floor WC and spacious pantry cupboard completes the lower level.

On the upper floor, the property boasts four well-proportioned bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room and fitted storage, while the remaining bedrooms are served by a modern family bathroom. Excellent storage is provided throughout the home, ensuring practicality for growing families.

Externally, the property benefits from private front and rear gardens, a driveway providing off-street parking and an integral garage. The enclosed rear garden offers an ideal outdoor space for children, pets and summer entertaining.

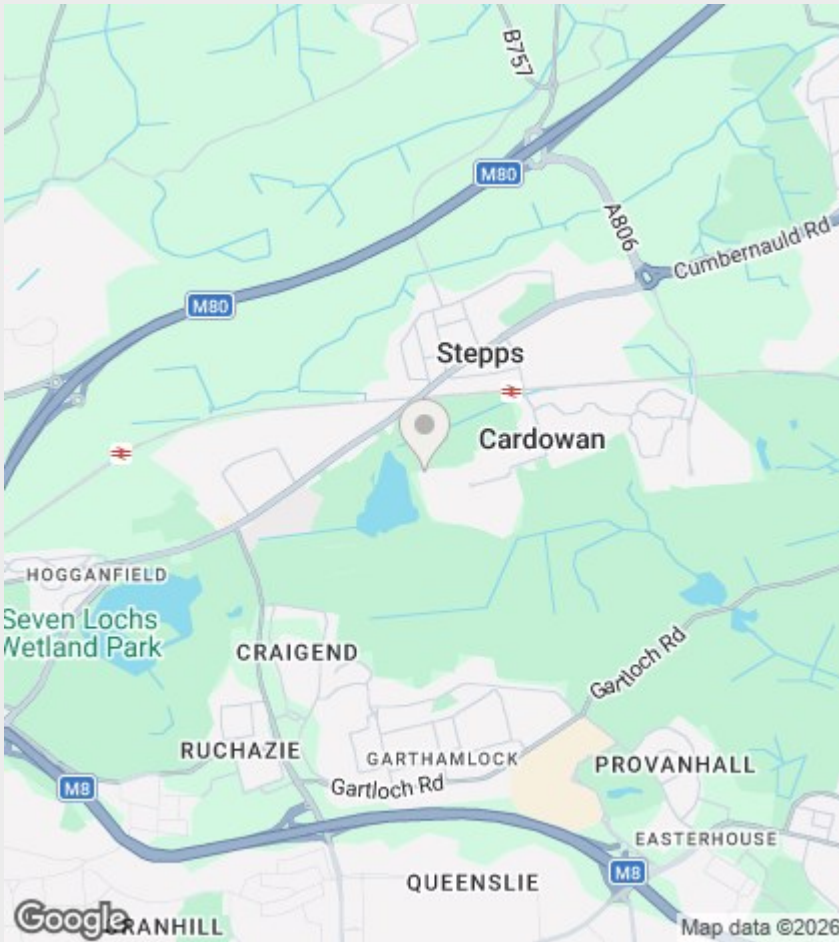
The property enjoys an enviable setting within the popular Frankfield Loch development, a modern family-oriented neighbourhood bordering the scenic Frankfield Loch and Seven Lochs Wetland Park, Scotland's largest urban heritage and nature park. Residents can enjoy a variety of walking and cycling routes whilst remaining within easy reach of everyday amenities.

Stepps continues to be one of Glasgow's most desirable commuter locations, offering a wide selection of local shops, supermarkets, cafés and leisure facilities. Families are particularly well served by highly regarded primary and secondary schools. For commuters, both Stepps and Robroyston railway stations are nearby,

providing regular services to Glasgow City Centre, while the M80 and M8 motorway networks are easily accessible, offering excellent connectivity throughout Central Scotland.

Home Report available on Request
Viewings Strictly By Appointment
EER - C
Council Tax Band - North Lanarkshire F

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

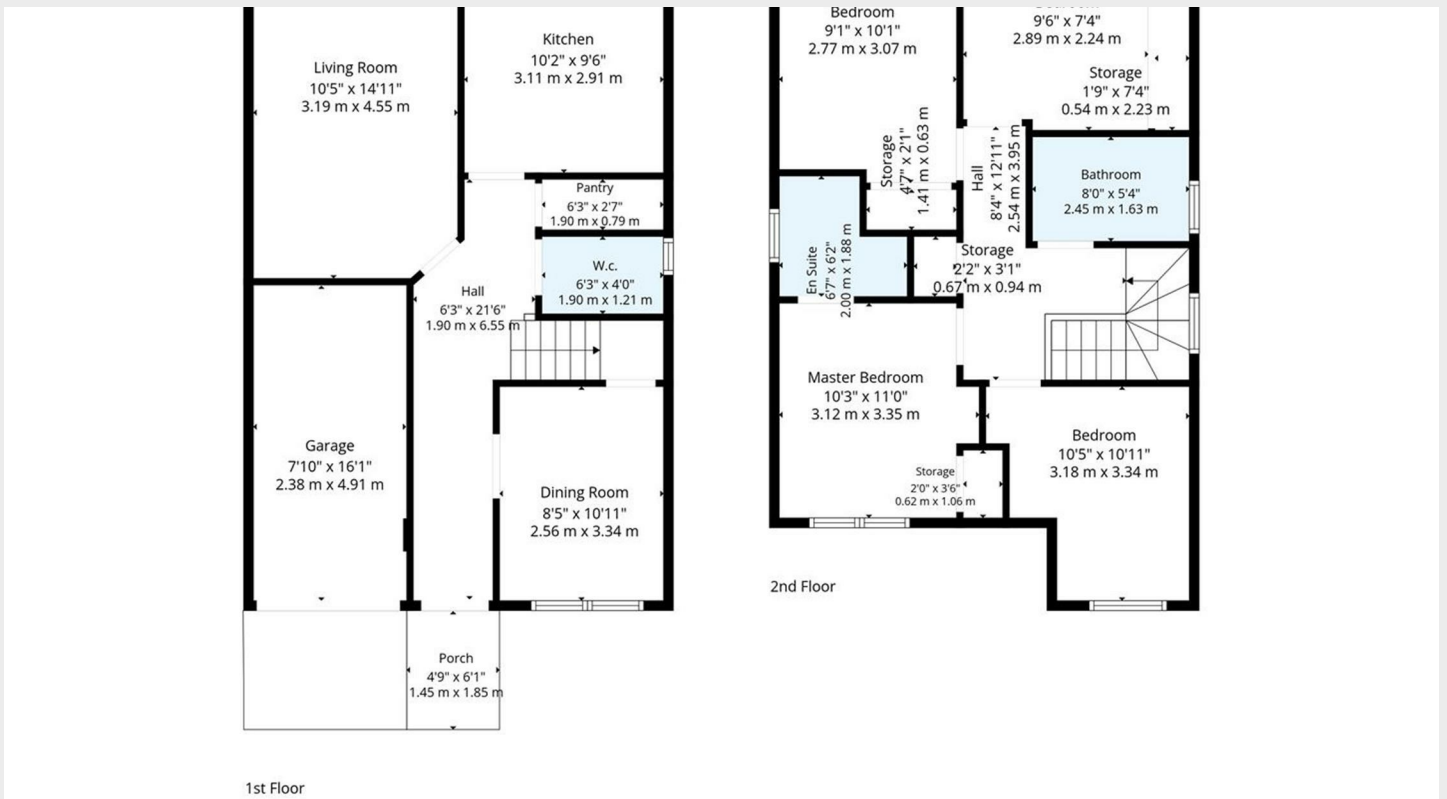
Viewings

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

EPC Rating:

C

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



TOTAL: 1087 sq. ft, 101 m2

1st floor: 525 sq. ft, 49 m2, 2nd floor: 562 sq. ft, 52 m2

EXCLUDED AREAS: GARAGE: 127 sq. ft, 12 m2, PORCH: 29 sq. ft, 3 m2, STORAGE: 37 sq. ft, 4 m2,

CODA