



## 4 Mcculloch Way, Stepps, Glasgow, G33 6BF

Offers Over £415,000

- Beautifully Presented 4 Bedroom Detached Villa
- 3 Reception Areas
- Driveway & Integral Parking
- EER - C
- Desirable Residential Location/Preferred Corner Plot
- 2 Ensuite Bedrooms (Master Suite has a dressing area)
- South Facing, Fully Enclosed Rear Garden
- Well Maintained & Presented Throughout
- Open Plan, Well Appointed Dining Kitchen
- Close to all Local Schools and Amenities

# 4 Mcculloch Way, Glasgow G33 6BF

Beautifully presented 4 bed detached villa , situated within a prime Stepps development. Generous room sizes, 3 reception rooms, master bedroom ensuite, south facing gardens, mono-blocked driveway & garage. Easy reach of local schools, all amenities, train station & M80 links. EER - C

 4  3  3  C

Council Tax Band: F



Beautifully presented four-bedroom detached villa, set within a highly desirable development in Stepps, perfectly positioned for local schooling, shopping, leisure facilities (including Bannatyne's Gym) and excellent road/rail connections to Glasgow and the central belt

Occupying an attractive corner plot, this stylish family home offers spacious, well-appointed accommodation over two levels, presented in walk-in condition throughout.

The ground floor comprises a bright and welcoming entrance hallway with cloakroom/WC, a generous front-facing reception lounge. Half of the garage was converted to provide a further reception room/bedroom 5. The open plan fitted kitchen provides excellent storage with ample wall and base mounted units, integrated appliances\* The rear of the home also provides attractive dining space and a further family area. French doors flow centrally to the rear south facing garden.

The upper level offers four well-proportioned bedrooms. The front-facing principal bedroom suite benefits from fitted wardrobes, spacious dressing area and a stylish upgraded en-suite with thermostatic shower and vanity storage. Bedroom two also has a useful ensuite and fitted wardrobe storage, with bedrooms three (Built in wardrobes) and four positioned to the rear. The family bathroom completes the home.

Externally the property benefits from neat landscaped gardens to front and rear, driveway parking and integral garage. Gas central heating and double glazing are installed.

Early viewing is strongly advised to appreciate the level of presentation, plot position and quality of accommodation on offer.

#### Room Dimensions

##### Entrance Hallway

Formal Lounge - 4.66m x 3.53m

Reception Room - 4.95m x 2.74m

Dining Room/Office Area - 4.70m x 4.19m

Kitchen - 4.02m x 2.62m

w/c -

##### Master Suite

Ensuite - 1.53m x1.58m

Bedroom 2 - 3.87m x 2.91m

Ensuite - 1.59m x 1.54m

Bedroom 3 - 3.17m x 3.02m

Bedroom 4 - 2.99m x 2.71m

Bathroom - 2.46m x 1.61m

#### Location

Situated within close proximity of the newly constructed Stepps Primary School, local park and both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

Stepps is a thriving community in North Lanarkshire, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include the 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 Campsie and Loch Lomond can be enjoyed.

Home Report Available on Request

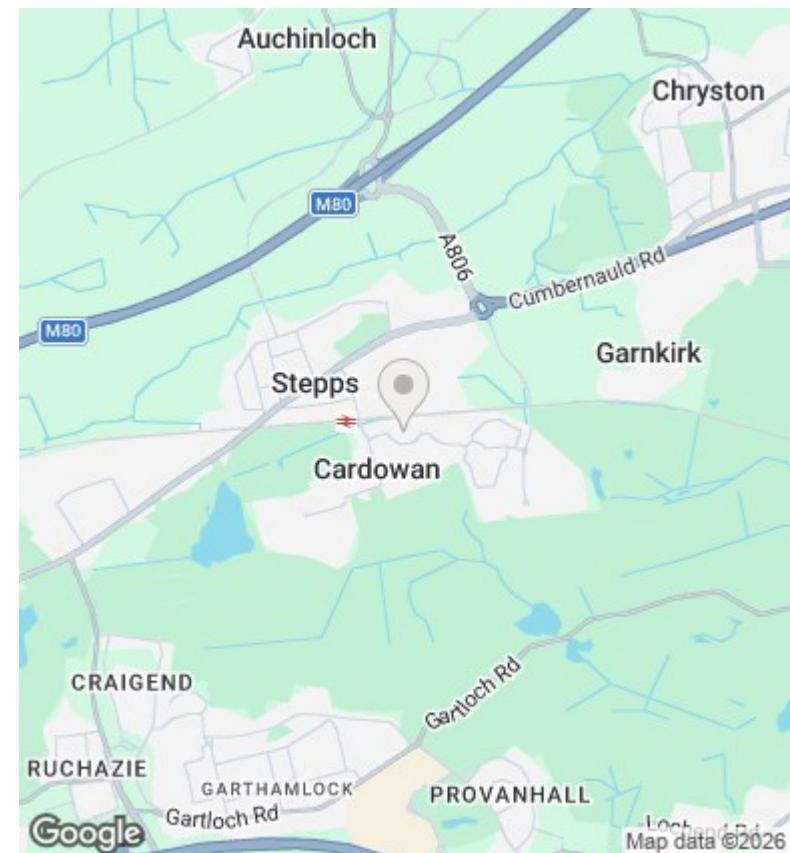
EER - C

Viewings Strictly By Appointment - 0141 775 1050

If you are interested in viewing this property please contact the office directly on 0141 775 1050. 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 selection of professional selling packages.







## 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<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       | 78        |
| (55-68)  | D                       | 81        |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| Scotland   | EU Directive 2002/91/EC |           |