



## Flat 7, 3 Lowland Court, Glasgow, G33 6FF

Offers Over £180,000

- Immaculately presented penthouse-style apartment within the popular Lowland Court development
- Two generous double bedrooms, both benefiting from integrated storage
- Principal bedroom with modern three-piece en-suite shower room
- Spacious and bright lounge with ample room for formal dining
- Separate contemporary kitchen with dining space and sleek cabinetry
- Range of integrated appliances and generous worktop space
- Stylish main bathroom with modern fittings
- Secure entry system and well-maintained communal areas
- Excellent location in Steps, walking distance to station, local amenities, and with ideal transport links to Glasgow and beyond
- Energy efficiency rating - C

# 3 Lowland Court, Glasgow G33 6FF

Positioned within the popular Lowland Court development in Steps, this immaculately presented penthouse-style apartment offers spacious, modern living with a lifestyle to match. With generous proportions, stylish interiors and excellent local amenities nearby, the property is perfectly suited to those seeking comfortable, low-maintenance living within easy reach of Glasgow and surrounding commuter links



Council Tax Band: E



Set within the highly sought-after Lowland Court development in Stepps, this immaculately presented two-bedroom, two-bathroom penthouse-style apartment offers spacious and stylish accommodation, ideal for a range of buyers.

The property boasts a substantial lounge, beautifully presented and offering ample space for both relaxing and formal dining, creating an ideal setting for entertaining. A separate modern kitchen provides further dining space and is fitted with a sleek range of cabinetry, complemented by a selection of integrated appliances and generous worktop space.

Both bedrooms are generous double rooms, each benefiting from integrated storage solutions. The principal bedroom further enjoys the convenience of a contemporary three-piece en-suite shower room.

Completing the accommodation is a well-appointed main bathroom, finished in a modern style with quality fittings.

Additional benefits include excellent storage throughout, well-maintained communal areas, secure entry system, and allocated residents' parking. The property's penthouse position offers a heightened sense of privacy and light, enhancing the overall appeal.

Lowland Court enjoys a desirable position within Stepps, walking distance to the station and a range of local amenities, reputable schooling, and with swift access to the motorway network, making it ideal for commuters travelling to Glasgow and beyond.

Early viewing is highly recommended to fully appreciate the quality, space, and location on offer.

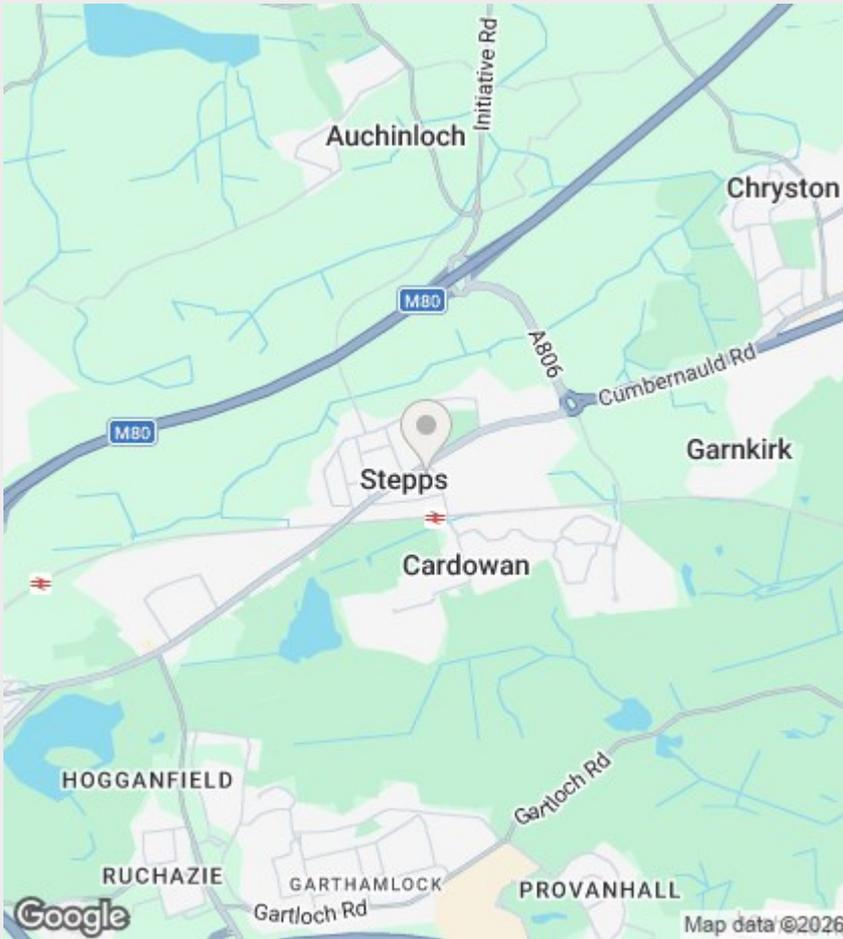
Council Tax: North Lanarkshire Band E

Home Report: Available upon request.

EER: C

Viewings strictly by appointment

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

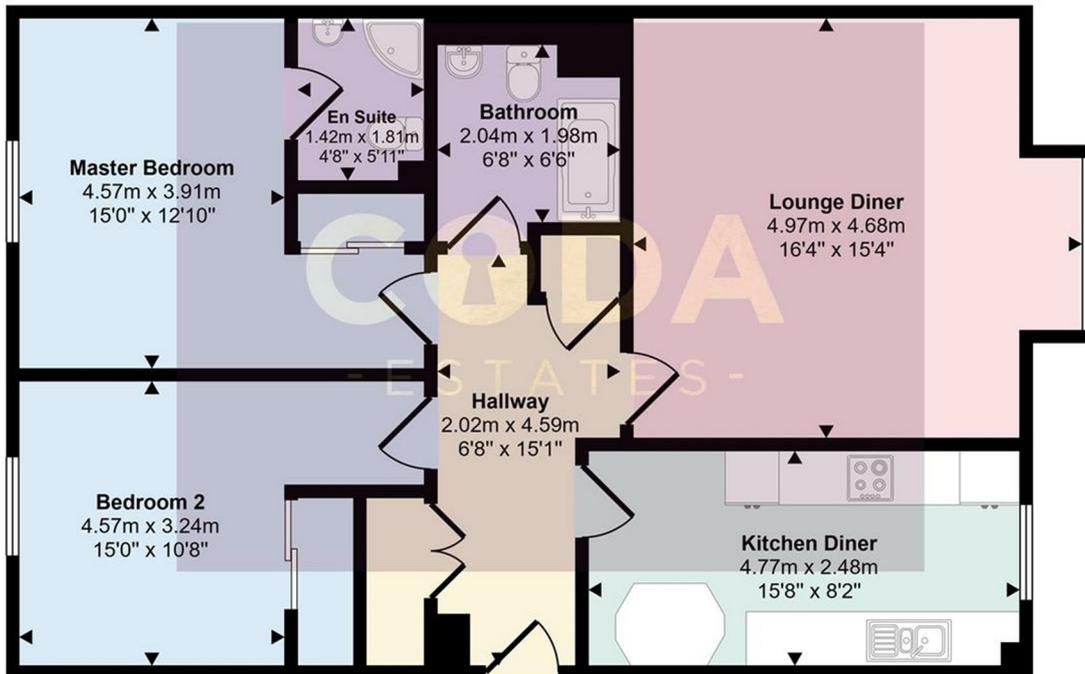
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross internal Area  
83 sq m / 893 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate