



## 73 Mount Harriet Drive, Stepps, Glasgow, G33 6DD

Offers Over £370,000

- Charming Period Property
- 2 Large Double Bedrooms
- Modern Shower Suite
- Fabulous Views of Campsie Hills
- EER- D
- Prestigious Stepps Address
- Opulent Formal Lounge
- Study and Conservatory
- Beautiful Garden Grounds
- Council Tax- F

# 73 Mount Harriet Drive, Glasgow G33 6DD

Occupying a substantial plot within one of Stepps' most sought-after and prestigious addresses, this rarely available detached bungalow presents a unique opportunity to acquire a truly exceptional family home. Rich in character and history, this much-loved residence has had only two owners since its construction in the early 20th century and retains many beautiful original features synonymous with properties of this era.



Council Tax Band: F



Upon entering, you are welcomed into an impressive wood panelled hallway leading to the formal lounge, boasting a feature stained glass round window, high ceilings, an original Art Deco fireplace, and an abundance of natural light. Elegant French doors open onto a charming front-facing veranda, offering a wonderful space to relax and enjoy the surroundings. A second sitting and dining room offers further versatile living accommodation and features a cast iron fireplace and a striking bow window.

The kitchen is fitted with a range of floor and wall-mounted units and enjoys spectacular views across the beautifully landscaped rear garden. A practical utility area is conveniently located off the kitchen.

The accommodation continues with a generously proportioned principal bedroom and further well-sized double bedroom. There is also a study for those seeking additional space for home working. The modern bathroom has been recently upgraded to a very high standard, with walk in shower.

To the rear, a large conservatory provides outstanding additional living space, perfectly positioned to take full advantage of the stunning views over the impressive garden grounds and the Campsie Hills beyond.

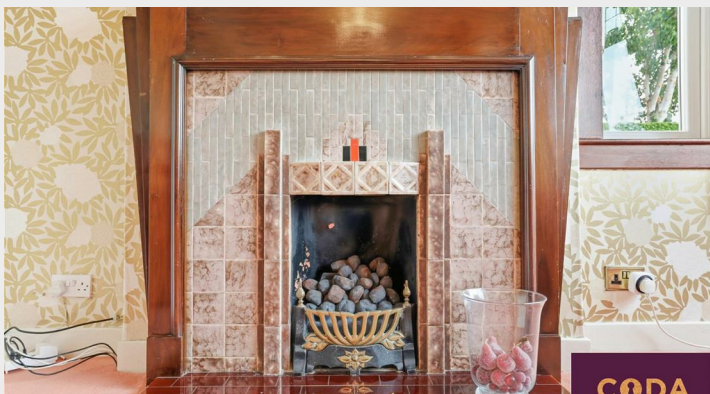
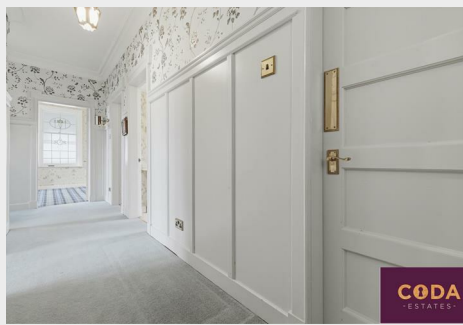
The property also benefits from a fully floored loft with ladder access, offering excellent additional storage. Throughout the home, original wood panelling and feature stained-glass windows enhance its timeless appeal and distinctive character.

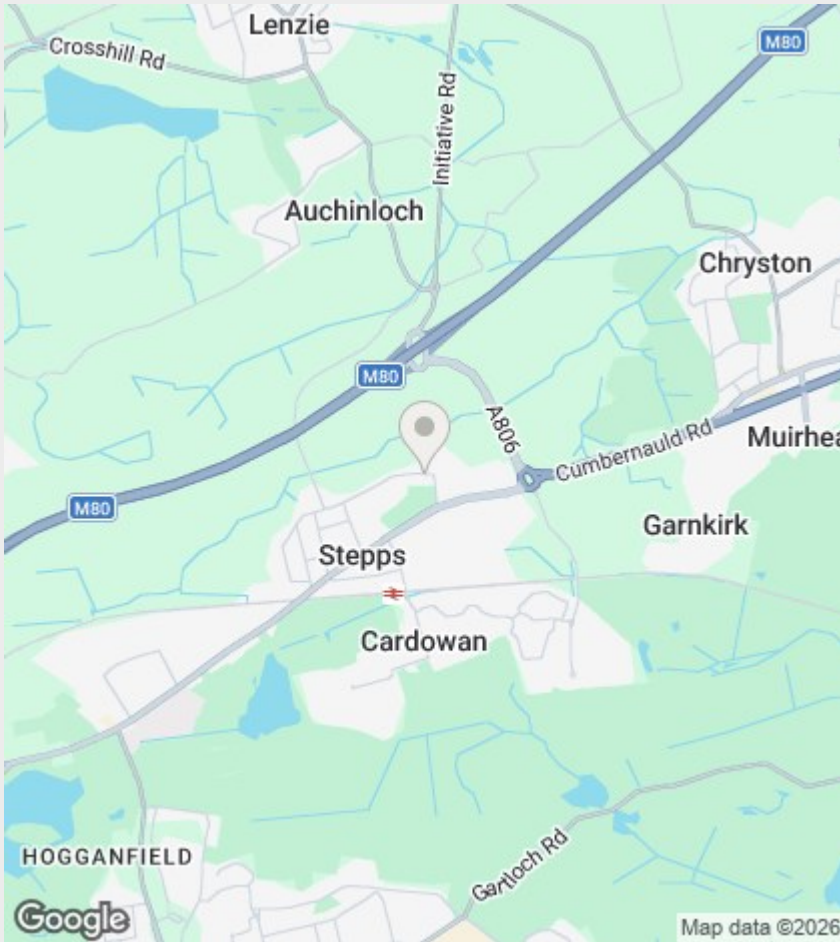
Externally, the property enjoys beautifully maintained and mature garden grounds. The substantial private rear garden is a particular highlight, providing a peaceful setting with breath-taking views of the Campsie Hills. A single garage and extensive driveway provide ample off-street parking for several vehicles. In addition, several cellar areas are located beneath the property, accessed from the rear garden and offering excellent additional storage solutions.

Properties of this calibre and character rarely come to the market. Offering a combination of period

charm, generous accommodation, outstanding gardens, and a highly desirable location, this is an exceptional opportunity to secure a beautiful home within one of Stepps' most exclusive addresses.







## Directions

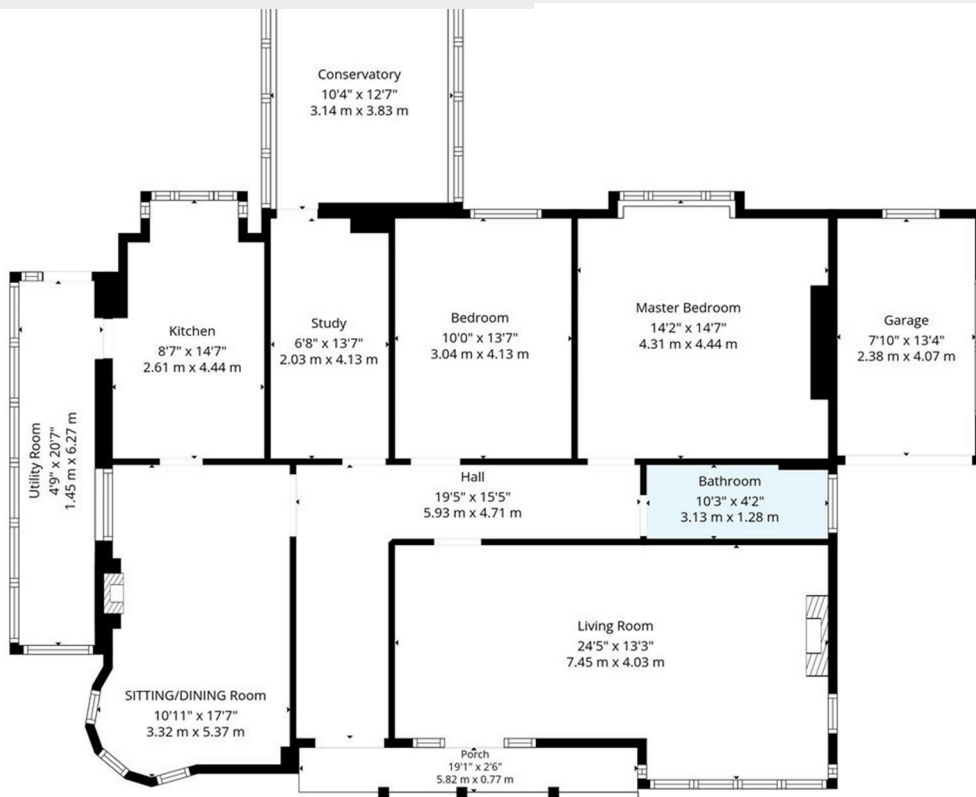
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 1368 sq. ft, 127 m2**

1st floor: 1368 sq. ft, 127 m2

EXCLUDED AREAS: PORCH: 48 sq. ft, 4 m2, GARAGE: 105 sq. ft, 10 m2, UTILITY ROOM: 97 sq. ft, 9 m2,

FIREPLACE: 1 x 10' x 6' 2' WALLS: 122 sq. ft, 11 m2

**CODA**

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