



15 Cardowan Drive, Stepps, Glasgow, G33 6HE

Offers Over £420,000

- *** Traditional Semi-detached Period Property ***
- Professionally Developed & Extended
- Contemporary Dining Kitchen
- EER - D
- Excellent Central Location
- 3 Reception Rooms, 3 Bedrooms and Fully Converted Attic Space
- Private Gardens, Substantial Driveway, Garage & Car Port
- Many Original Features with a Contemporary Twist
- 2 Stylish Bathrooms
- Close To All Local Amenities & Transportation Links

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This charming, red sandstone, traditional detached villa provides outstanding family accommodation over three levels- (Home Report Val £425K). Located close to all local amenities the current owner has lovingly developed, maintained and presented the home to high specification throughout. There is substantial off street parking to the front and side of the house, including a glass carport, a large garage and phenomenal garden plot. Early Viewing is Strongly Advised. EER - D



Council Tax Band: E



Seldom available, this substantial red sandstone semi-detached villa occupies an enviable position within this established and exclusive district. Located a short walk away from excellent local amenities including primary schools, shops, train station and in addition the property is close to major motorway networks.

The property is situated within a highly desirable residential vicinity and offers excellent family accommodation. The current owners have maintained many of the original features of the home and have continued to improve/up-grade over recent years, including full underfloor insulation. The extensive home benefits from gas central heating, 3 reception areas, 3 generous bedrooms, 2 tasteful bathrooms, stylish dining kitchen, useful utility area and fully converted attic space (accessed from the upper landing with extensive insulation)

The property comprises entrance vestibule, welcoming reception hall, impressive lounge enjoying a wonderful window formation, working focal fireplace and bright aspect to the front, formal dining room/bedroom 4/study (with a feature, dual-sided wood burning stove), inviting contemporary kitchen with a number of quality appliances. Off the kitchen is the very useful utility area with an informal family room. This area has been an addition to the home and creates a bright/modern space which follows naturally to the landscaped garden ground beyond.

Completing the ground floor is the modern bathroom.

The elegant staircase leads to the upper floor where you will find the 3 bedrooms, the master being exceptionally generous with magnificent window formation and the stylish house bathroom. From the landing the fully converted attic space can be accessed via a pull-down ladder. This substantial area has been fully renovated, insulated, and finished to an incredible

standard with opening velux windows which form a small balcony/sitting area, allowing exceptional views across the surrounding area.

The sweeping driveway provides off street parking for numerous cars and allows access to the carport and large garage. Due to the extensive, and very private/secure, rear garden it may be possible to further extend the accommodation if required subject to obtaining the relevant Local Authority consents. The garden provides an idyllic outside space for relaxing and or entertaining on raised and covered decks and feature outdoor lighting. There is also a large shed and wood stores, which will be included in the sale.

The current owner has installed an EV charging point and security lighting/camera.

The property is of a size and style for which there is a good demand within this location, and we recommend internal inspection to appreciate the full potential offered within this larger family home.

Room Dimensions

Entrance Hallway

Reception Lounge - 4,28m x 3.83m

Dining Room/Bed 4 - 3.49m x 1.93m

Kitchen - 3.52m x 3.37m

Utility Area - 3.54m x 2.22m

Family Room - 3.37m x 2.70m

Bathroom -1.77m x 1.71m

Master Bedroom - 4.24m x 3.86m

Bedroom 2 - 3.81m x 2.69m

Bedroom 3 - 3.57m x 2.51m

Bathroom - 1.68m x 1.63m

Floored Attic Space -9.48m x3.35m

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 Campsies and Loch Lomond can be enjoyed.

Home Report Available on Request

EER - D

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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC