



## 3 Alexandra Avenue, Stepps, Glasgow, G33 6BP

Offers In Excess Of £499,000

- \*\*\* Exceptional Family Home \*\*\*
- Formal Lounge & Useful Utility Room
- Fabulous Specification Throughout
- EER - C
- Highly Desirable Residential Location
- 4 Double Bedrooms - Master Ensuite
- Mature plot with gardens to front and rear
- Stunning open plan living/dining/kitchen + separate utility room
- Driveway to Double Garage
- Close to all Local Amenities including Train Station

# 3 Alexandra Avenue, Glasgow G33 6BP

\*\*\* New Price \*\*\* Tastefully finished and presented, this executive detached superior property is located within the prestigious Alexandra Ave area of Steps. This family home provides flexible family accommodation, enjoys spectacular open views to the rear and is close to all local amenities. EER - C



Council Tax Band: G





Stunning detached residence, which has been extensively extended and upgraded to a tremendous specification throughout and occupying an equally spacious, mature plot in what is arguably one of Stepp`s most prestigious addresses.

The attractive external façade of this outstanding family home perfectly complements the equally impressive and exceptionally flexible internal layout, which can easily be adapted to suit a wide variety of family needs depending on individual requirements. Personal appraisal is essential to fully appreciate all the aspects of this superb home, ranging from the magnificent open plan living/dining/kitchen to the outlook and aspects that can be enjoyed from the rear decking. With ground floor bedrooms and shower room the property will also appeal to those with an elderly relative living at home. Property of this quality, size and situation, rarely become available, so do not miss this opportunity. The interlay layout comprises: Entrance porch, entrance hall, cloakroom/shower room, lounge, open plan living/dining kitchen with twin double doors opening onto extensive decking area and including high specification appliances, separate utility room, master bedroom with ensuite shower room and bedroom four. On the first floor there are two further bedrooms and family bathroom with four piece suite including separate shower cubicle. This superlative property is further enhanced by gas central heating, PVC double glazed window frames, extensive mono-blocked driveway and parking to double garage and spacious mature plot with gardens to front and rear with rear enjoying a good degree of privacy. There are excellent views from the decking area over the garden and open fields towards The Campsie Fells, The Cobbler and Ben Lomond. The west facing rear garden captures the sunlight for the vast majority of the day.

#### Room Dimensions:

Entrance Hallway

Cloakroom/Shower Room - 2.32m x 1.68m

Formal Lounge - 4.58m x 3.64m

Living/Dining/Kitchen - 10.83m x 4.06m

Utility Room - 2.62m x 1.79m

Master Bedroom - 4.55m x 3.63m

Ensuite - 2.54m X 2.01m (at widest points)

Bedroom 4 - 3.64m x 3.20m

Bedroom 2 - 5.15m x 4.20m (at widest points)

Bedroom 3 - 5.43m x 4.11m (at widest points)

Bathroom - 3.41m x 2.35m (at widest points)

#### Location

Stepps is a thriving settlement in North Lanarkshire, Scotland, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include a 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

Viewings By Appointment

EER - C

Council Tax Band - G

CODA Estates provide a free valuation service. If you are considering selling your home please telephone 0141 775 1050.









### Directions

### Viewings

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

### Council Tax Band

C

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>	71	80
(55-68) <b>D</b>		
(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	