



## 18 Second Avenue, Stepps, Glasgow, G33 6JS

Offers Over £345,000

- A Wonderful Detached Bungalow
- 3 Double Bedrooms - Master Ensuite
- Converted Attic Space
- EER - D
- Highly Desirable Residential Location
- Large Formal Reception Lounge
- GCH, DG, Substantial Driveway, Garage, Large Garden.
- Flexible Living Accommodation
- Attractive Dining Kitchen & Stylish Bathroom
- Close To Local Amenities

# 18 Second Avenue, Glasgow G33 6JS

This charming traditional detached bungalow, is deceptive on many levels from the outside. Maintained and presented to a phenomenal standard by the current owners, the house boasts a selection of high specification fixtures and fittings throughout. Situated close to all local amenities and transportation links. Early viewing is advised . EER - D

 3  2  1  D

Council Tax Band: F



This delightful property provides the perfect balance of traditional and contemporary features resulting in a fabulous home. Located within a desirable pocket of the village, early viewing will be essential. The home offers flexible accommodation which will appeal to many buyers or those looking for the necessary facilities over one level.

The current owners have created a spectacular home set within large, private garden grounds. Accommodation comprises impressive reception hallway, 3 spacious double bedrooms, magnificent formal lounge with focal fireplace and outlook to the front. The magnificent dining kitchen is well appointed and tastefully finished with a number of integrated appliances, ample base and wall mounted units and contrasting work surface space.

The main entrance to the property flows into an elegant reception hallway with solid oak wooden flooring and internal doors. All main apartments lead from here. The well proportioned master bedroom is located to the front of the property. and boasts a stylish ensuite shower room. This splendid room is bright and offers built in storage. Completing the home is the attractive family bathroom with separate luxurious thermostatic shower cubicle and luxury vanity storage.

The attic space has been fully converted to provide a very useful space ideal for a playroom/home office area.

This property is set within a sizeable level plot which provides off street parking for a number of vehicles and has a large detached garage. The garden grounds has been lovingly tended over the years and are stocked with a variety of trees, bushes, plants, flower and shrubs. The rear garden enjoys the sunlight for the majority of the day, providing a perfect spot for relaxing and/or entertaining. There a decorative patio area and greenhouse for any avid gardener's.

Room Dimensions  
Entrance Hallway -

Lounge - 5.09m x 3.94m

Dining Kitchen - 4.85m x 4.51m

Master Bedroom - 3.86m x 3.81m

Ensuite - 2.52m x 1.64m

Bedroom 2/Dining Room - 4.53m x 3.59m

Bedroom 3 - 3.78m x 2.82m

Bathroom - 3.39m x 2.61m

Converted Attic Space - 5.78m x 4.12m

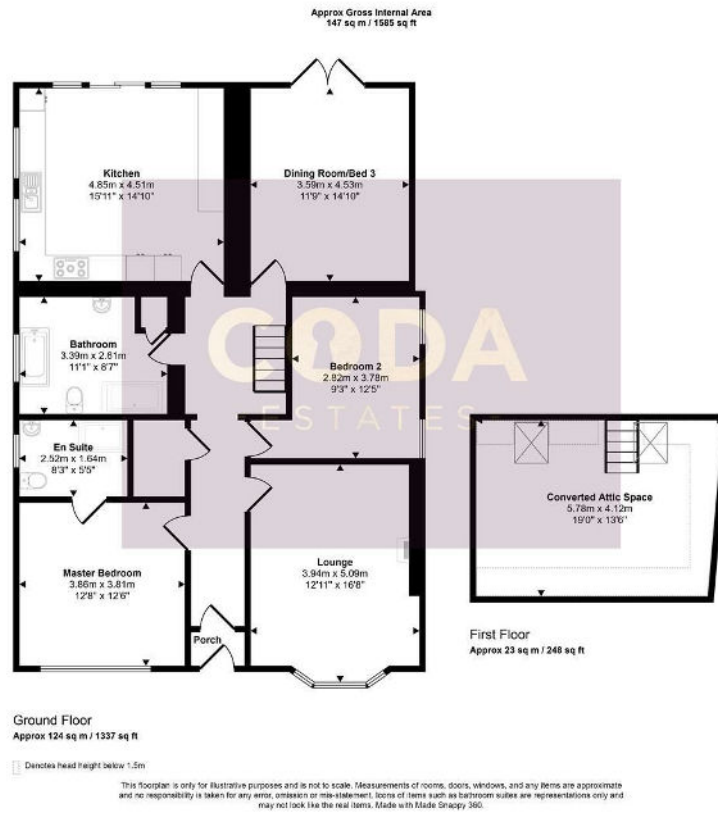
The property is centrally positioned within Stepps just minutes' walk from a host of excellent amenities including schools, nurseries, day-to-day shops, Co-op convenience store and recreational facilities including Bannatynes Fitness Club, horse riding, tennis clubs and golf courses. There are also good transport links including Stepps railway station which lies a short distance from the property giving easy access to the surrounding areas. In addition to this, there are excellent road links close by including the M80 which allows swift access to Glasgow City Centre and the Central Belt motorway system.

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - D

If you are interested in viewing this property please contact the office directly on 01417751050. 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 competitive selling packages.







## Directions

## Viewings

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

## Council Tax Band

F

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