



64 Lindores Drive, Stepps, Glasgow, G33 6PD

Offers Over £215,000

- Immaculately presented two-bedroom semi-detached home in true walk-in condition
- Bright and spacious lounge with dining area and French doors to the rear garden
- Two generous double bedrooms, both benefiting from fitted wardrobe storage
- Private monobloc driveway providing off-street parking
- Ideally positioned for local amenities, reputable schools, scenic loch walks and excellent commuter links including Stepps Railway Station and the M80 motorway
- Located within the highly sought-after Frankfield Loch development in Stepps
- Contemporary fitted kitchen complemented by a convenient ground floor WC
- Modern family bathroom finished with stylish, high-quality fittings
- Fully enclosed, level rear garden ideal for relaxing and entertaining
- Energy efficiency rating - C

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****CLOSING DATE 22ND JULY @ 12pm****

Presented to an exceptional standard throughout, this beautifully maintained semi-detached villa offers stylish, contemporary accommodation in true walk-in condition. Situated within the highly regarded Frankfield Loch development in Stepps, the property enjoys a level garden plot with private driveway, making it an ideal purchase for first-time buyers, young families and downsizers seeking a home in one of the area's most desirable modern developments.



Council Tax Band: D



Situated within the highly desirable Frankfield Loch development in Stepps, this beautifully presented two-bedroom semi-detached villa offers stylish, contemporary living in true walk-in condition. Occupying a level garden plot with a private driveway, the property is ideally suited to first-time buyers, young professionals and those looking to downsize without compromising on quality.

The accommodation is thoughtfully arranged over two levels and begins with a welcoming entrance hallway, providing access to a convenient ground floor WC. To the rear, a bright and inviting lounge/dining room enjoys French doors opening directly onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of contemporary units and integrated appliances.

Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes, together with a stylish family bathroom finished to a high standard.

Externally, the property enjoys a fully enclosed, level rear garden offering an excellent space for outdoor dining and family enjoyment, while the private driveway to the side provides off-street parking.

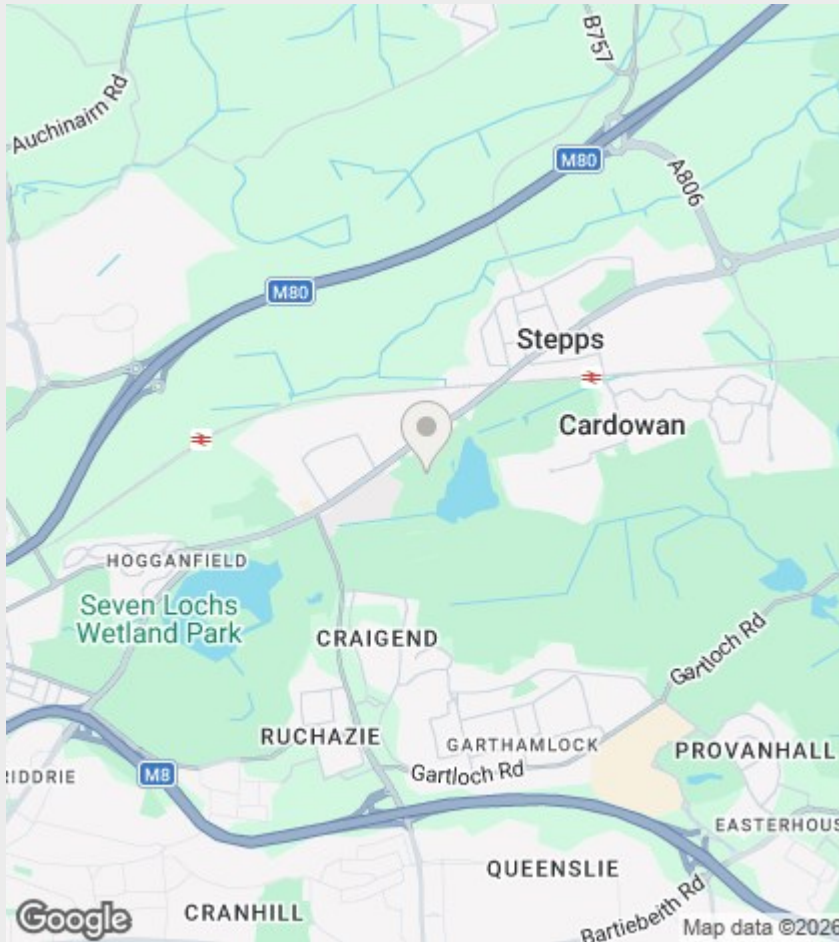
The property enjoys an enviable setting within the popular Frankfield Loch area, which has quickly established itself as one of Stepps' most sought-after developments, a modern family-oriented neighbourhood bordering the scenic Frankfield Loch and Seven Lochs Wetland Park, Scotland's largest urban heritage and nature park. Residents can enjoy a variety of walking and cycling routes whilst remaining within easy reach of everyday amenities.

Stepps continues to be one of Glasgow's most desirable commuter locations, offering a wide selection of local shops, supermarkets, cafés and leisure facilities. Families are particularly well served by highly regarded primary and secondary schools. For commuters, both Stepps and Robroyston railway stations are nearby, providing regular services to Glasgow City Centre, while the M80 and M8 motorway networks are easily accessible, offering excellent connectivity throughout Central Scotland.

Home Report available on Request
Viewings Strictly By Appointment

EER - C
Council Tax Band - North Lanarkshire D

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

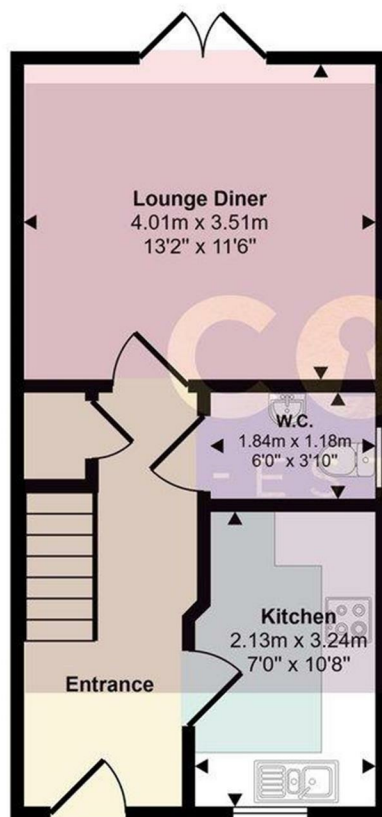
Viewings

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

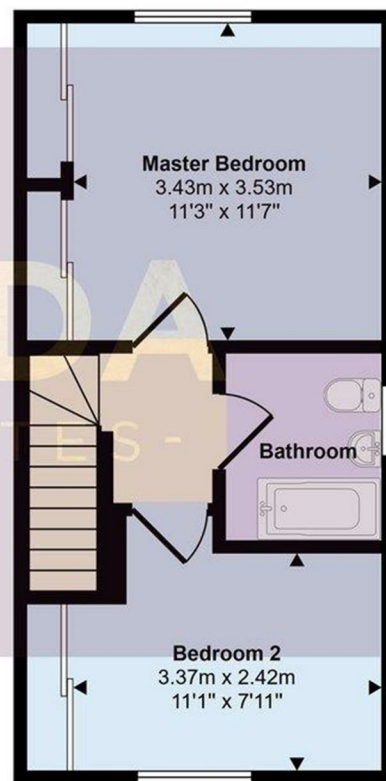
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 33 sq m / 350 sq ft