CODA
-ESTATES-







23 Edward Place, Stepps, Glasgow, G33 6EN

Offers Over £165,000

- *** Luxury Top Floor Apartment ***
- Large Reception Lounge & 2 Double Bedrooms (Master with Walk-in Wardrobes)
- Shared Garden Space & Residence Parking
- EER - C
- Desirable Residential Location
- Attractive Up-Graded Kitchen & Bathroom
- Ample Storage including Loft Space
- Stylish and Modern Interior Throughout
- Secure Door Entry System
- Close To All Local Amenities, Transportation & Schooling

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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www.codaestates.co.uk

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*** Under Offer - Similar Properties Required For Waiting Buyers *** A luxury top floor 2 bedroom apartment, located within a highly desirable development close to all local amenities. The current owners have maintained and presented the property to an impeccable standard throughout making early viewing essential. Benefits include high specification throughout, loft space, secure door entry and parking. Home Report available on request. EER - C

2 1 1 C

Council Tax Band: E





Located within a popular development, this is an excellent opportunity to purchase a luxury top floor apartment which offers well proportioned living accommodation. Up-graded and modernised to an exceptional standard throughout
The building is accessed via security entranceway leading to the immaculate communal reception hallway and from there to the apartment. The accommodation comprises welcoming reception hallway, spacious lounge with space for dining and a stylish, well appointed kitchen with a selection of base/wall mounted units and a number of integrated appliances. There are two large double sized bedrooms with wardrobe storage and the master bedroom boasts walk-in wardrobe storage. This space could also be considered for a home office, dressing room or converted back to the original ensuite. In addition there is an attractive white three piece bathroom with vanity storage and thermostatic shower over the bath. The apartment benefits from double glazing, gas central heating and adequate storage throughout including floored attic space. The development has ample resident and visitor parking.

Schooling
Edward Place lies within the catchment area area for Stepps Primary School, St Josephs Primary School, Chryston High School and Our Lady's High School in Cumbernauld

Room Dimensions
Entrance Hallway - 4.54m x 2.26m
Lounge/Dining - 5.02m x 3.81m
Kitchen - 3.95m x 1.75m
Master Bedroom - 3.50m x 3.30m
Walk in Wardrobe - 2.33m x 1.45m
Bedroom 2 - 3.90m x 3.00m
Bathroom - 2.35m x 1.75m

Location
Stepps is a thriving village in North Lanarkshire, 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 doorstop, from which views to the Campsies and Loch Lomond can be enjoyed.

Home Report Available on Request
EER - C
Viewing Strictly By Appointment

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.




Montpellier



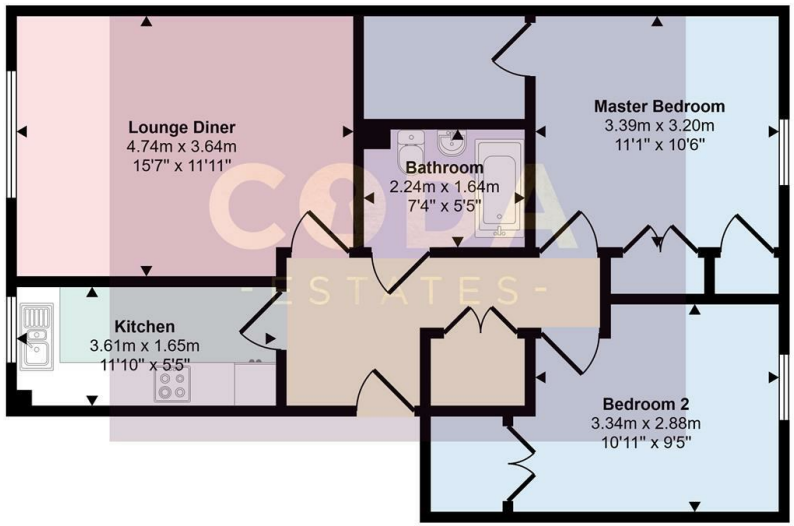








Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



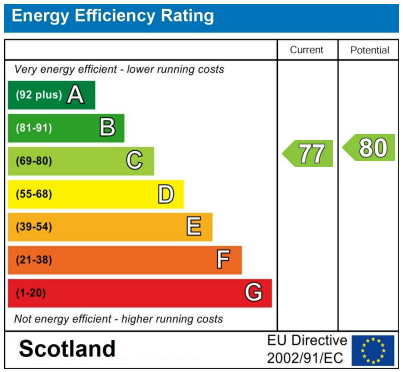
Directions

Viewings

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

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