



## 3 Mullen Court, Stepps, Glasgow, G33 6EF

Offers Over £315,000

- \*\*\* Fabulous Location \*\*\*
- Spacious Lounge & Separate Dining Room (Bed 5)
- Adequate Storage, GCH & DG
- EER - C
- Quiet Cul-De-Sac Location
- Attractive Dining Kitchen with French Doors
- Extensive Garden Plot with Driveway & Garage
- 4 Bedrooms - Master Ensuite
- Useful Utility Room & Downstairs w/c
- Close to all Local Amenities

# 3 Mullen Court, Glasgow G33 6EF

\*\*\* New Price- Home Report Value £325K\*\*\* Substantial family property within an extremely attractive residential location of Stepps, early viewing is essential. This 4/5 bedroom property offers flexible accommodation over 2 levels. Benefiting from master ensuite bedroom, utility room, downstairs w/c, extensive garden, driveway and garage. EER - C



Council Tax Band: F



An impressive, four/five bedroom modern detached villa, enjoying a delightful cul-de-sac position. Located within this sought-after development, the property boasts a large west facing rear garden (not over looked) and is situated close to schooling, train station and excellent transportation links.

This exceptional home offers generously proportioned, family accommodation which offers flexible to suite a wide variety of needs This outstanding home will attract a good level of interest from a variety of discerning buyers. Conveniently placed for all local amenities (and ease of access to the M80), this home warrants personal appraisal for a full appreciation of the overall size and wonderful situation.

The accommodation comprises: entrance hall, cloakroom with wc, spacious front facing formal lounge with bay window formation The large, well equipped dining kitchen houses a number of integrated appliances, ample base and wall mounted units and attractive contrasting work surfaces. There is also a useful utility room with side door leading externally. Completing the ground floor is the formal dining room (this is currently used as bedroom 5 and would also make an ideal home office area)

On the first floor there are four bedrooms including the master bedroom with en-suite shower room and the stylish family shower room. This excellent home is further enhanced by gas central heating, double glazed windows, large driveway serving the garage, with gardens to front, side and rear . The rear garden incorporates a large patio area which is not over looked.

#### Room Dimensions

Entrance Hall

Formal Lounge - 5.75m x 3.65m

Family Room/Study/Bed 5 - 2.85m x 2.15m

Dining Kitchen - 7.25m x 3.30m

Utility Room - 2.30m x 1.70m

w/c - 1.70m x 0.90m

Master Bedroom - 4.20m x 2.95m

Ensuite -

Bedroom 2 - 3.80m x 2.90m

Bedroom 3 - 3.60m x 3.00m

Bedroom 4 - 2.75m x 2.45m

Bathroom - 2.55m x 1.95m

Double Garage/ Outbuilding

#### 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

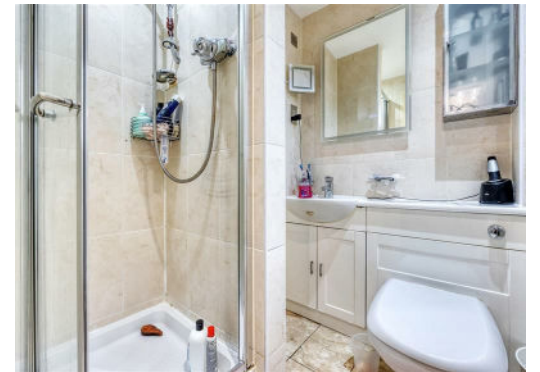
EER - C

Viewings Strictly By Appointment - 0141 775 1050

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 selection of professional selling packages.

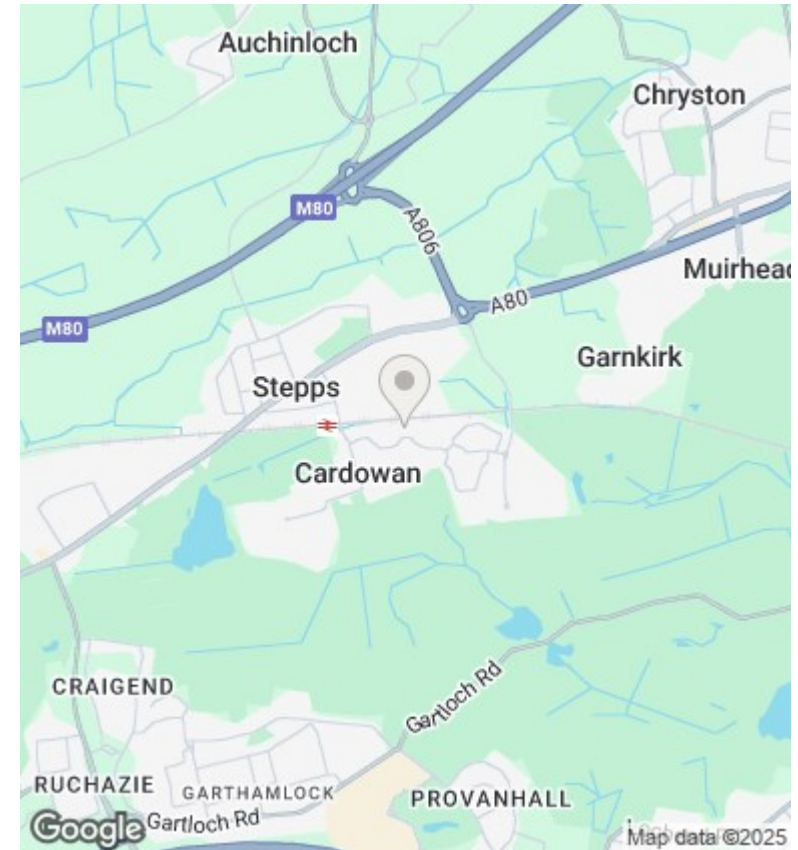








Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other metric are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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>			87
(81-91) <b>B</b>		78	
(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	