



CODA
- ESTATES -

OFFERS OVER

£239,995

31 BALLAIG CRESCENT, GLASGOW, , G33 6NR

A wonderful opportunity to acquire a splendid family home within a desirable pocket of Stepps. Maintained and presented by the current owners over the years the substantial home benefits from 4 double bedrooms (master ensuite) and excellent reception space. Early viewing is recommended. EER - C.

- *** Substantial Family Home ***
- Quiet Residential Location
- Spacious Lounge
- Large Family Dining Kitchen



FULL DESCRIPTION

This professionally extended, well maintained and presented, semi-detached villa, enjoys a delightful position within this sought-after residential area, which has all local amenities within easy reach, including Steps Train station

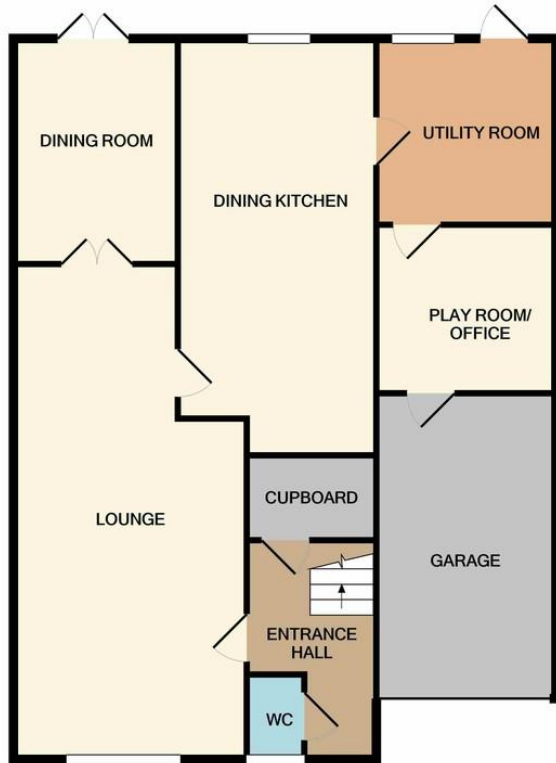
The present owners have developed the property over the years providing flexible accommodation over two levels depending on individual family requirements. Presented and finished to a high standard inside and out, this exceptional home will undoubtedly attract a lot of interest from a variety of buyers. Personal appraisal is essential for a full appreciation of this substantial home. The family accommodation comprises: Entrance hall, cloakroom with wc, spacious lounge which flows to the formal dining room with french doors to the rear garden and the large dining kitchen which has ample base and wall mounted units, contrasting work surfaces and a number of appliances. The useful utility room is off the kitchen with door leading to the rear garden. The ground floor is finished by a playroom/office area, located at the rear of the integral garage.

On the upper level you will find 4 fantastic double bedrooms the master boasting a luxurious ensuite with vanity storage and bath with electric shower over. All the bedrooms have built in wardrobe storage. The large shower room completes the home.

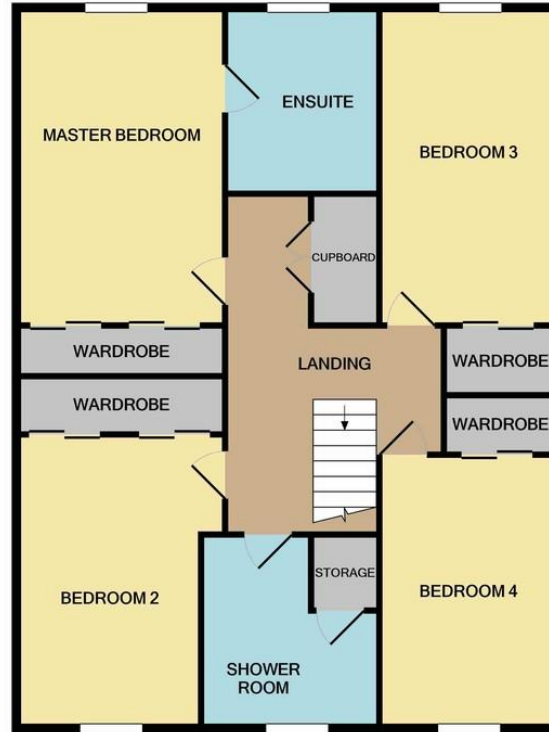
This property is further enhanced by gas central heating, double glazed window frames, driveway providing off street parking & integral garage.







GROUND FLOOR
APPROX. FLOOR
AREA 1022 SQ.FT.
(94.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1051 SQ.FT.
(97.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2073 SQ.FT. (192.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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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