



**CODA**  
- ESTATES -

OFFERS OVER

**£280,000**

## 4 LENNOX GATE, STEPPS G33 6FN

Located within a highly desirable residential pocket, this 4 bedroom detached property provides excellent family accommodation over 2 levels. Early viewing is imperative. To arrange a viewing please do not hesitate to contact the office on 01417751050. EER - C

- \*\*\* Detached Family Home \*\*\*
- 4 Bed rooms - Master Ensuite
- Spacious Lounge
- Breakfasting Kitchen





## FULL DESCRIPTION

Offering a bright, thoughtfully planned layout that is perfect for modern family living, this attractive home has the advantage of an integral garage, which may lend itself for conversion to additional living space if required (subject to the necessary permissions). Located close to Frankfield Loch, the property will undoubtedly prove popular, making early viewing essential.

Accommodation comprises: Entrance hall, cloakroom with wc, spacious lounge with double doors to the rear, dining room with bay window and fitted kitchen/breakfast area also with double doors to the rear. On the first floor there are four well-proportioned bedrooms including master bedroom with ensuite shower room and family bathroom with three piece white suite. This superb home is further enhanced by gas central heating, PVC double glazed window frames, driveway to integral garage and gardens to front and rear garden which is fenced and fully enclosed for small children and pets.



### Room Dimensions

#### Entrance Hallway

Lounge - 4.75m x 3.66m

Dining Kitchen - 5.10m x 2.35m

Dining Room/ Home Office - 3.10m x 2.35m

Downstairs w/c - 2.35m x 1.10m

Master Bedroom - 3.85m x 3.21m

Ensuite - 2.35m x 1.75m

Bedroom 2 - 4.40m x 2.35m

Bedroom 3 - 4.00m x 2.75m



Bedroom 4 - 3.30m x 2.35m  
Bathroom - 2.20m x 1.95m  
Garage

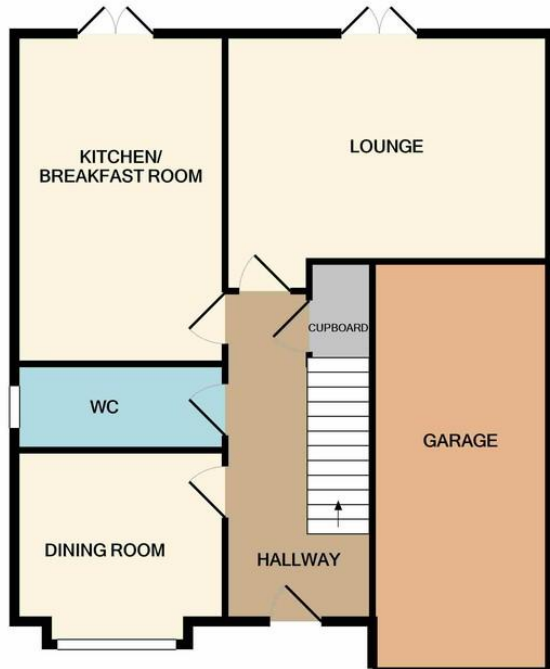
#### Location

Lennox Gate a popular residential location, overlooking Frankfield Loch. Stepps has an excellent range of amenities including local shops and mainline Glasgow railway. Bannatyne's private leisure club is a short distance from the house. Stepps also has a private Tennis club in the centre of the village. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the area and a number of quality golf courses. The village also boasts a range of essential shops and services.

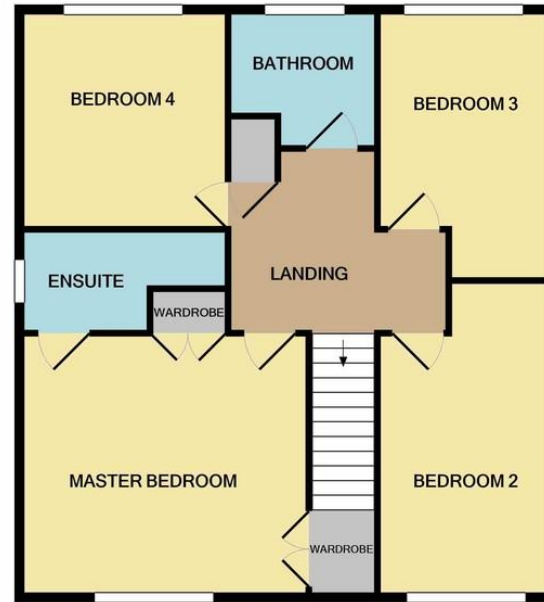
Home Report Available on Request  
Viewings Strictly By Appointment  
EER - C

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.





GROUND FLOOR  
APPROX. FLOOR  
AREA 775 SQ.FT.  
(72.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1522 SQ.FT. (141.4 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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