



106 Jackson Drive, Stepps, Glasgow
www.robbrresidential.com







106 Jackson Drive

Stepps, Glasgow, G33 6GF

Glasgow City centre 6 miles Glasgow Airport 16 miles Edinburgh 40 miles

A former show home detached executive villa by Bryant in a maturing residential enclave.

Ground Floor:

Outer canopy porch, entrance reception hall, under stairs stores, cloaks/wc, sitting room, formal dining room, fitted breakfasting kitchen, utility room, access to integral garage.

First Floor:

Staircase to upper hallway, hot tank store, family bathroom, bedroom 1, bedroom 2, bedroom 3 with en suite shower room, bedroom 4.

Outbuildings:

Integral double garage, concrete floor, light and power.

Gardens:

Monoblock driveway, level and mature lawn with pampas grasses and evergreens, rear gardens to grass with mixed shrubs and bushes, maturing willow tree and silver birch, bounded by close board fencing and full height brick wall

Situation

106 Jackson Drive is located in the now maturing Crowwood Grange estate residential development which is located just off Dewar Road which connects the development with the nearby settlement of Stepps.

Stepps has local shops, schooling and services which easily cater for everyday needs and requirements.

Glasgow city centre is about 6 miles to the south west via the M80, junction 3 of which is only about 1 mile from the house, and as with most major cities has an extensive range of retail, higher educational, leisure and professional services.

In addition, the M80 leads to the main motorway networks of central Scotland, there is a good local bus service to and from the city and the nearest mainline rail station is at Stepps (.75 miles).



Description

106 Jackson Drive was built in 2001 and was the show house for the development by reputable builders Bryant Homes.

The house is well presented and offers good family and guest accommodation over two light and bright an easily managed levels.

The house is of red facing brick finish with smooth ashlar at window mullions and all is under a tiled roof. The house occupies a corner position with good open outlooks and mature gardens at the rear which offer good privacy, seclusion and screening.

Ground Floor

Outer canopy porch, front door to entrance reception hall, matwell recess, under stairs stores, cloaks/wc, fine sitting room with bay window formation, living flame coal burning effect gas fire, twin leaf communicating doors to formal dining room, twin leaf doors with direct access to deck and rear gardens, well equipped, fitted and integrated breakfasting kitchen with split level equipment, utility room with door to rear gardens, door access to integral garage.

First Floor

Staircase to first floor upper hallway, hot tank store, family bathroom, bedroom 1 with double fronted fitted wardrobe, bedroom 2 with single fronted fitted wardrobe, bedroom 3 with 2 x double fronted fitted wardrobes, bay window formation and en suite shower room, bedroom 4 with double fronted fitted wardrobe.

Outbuildings

Integral double garage, concrete floor, light and power.

Gardens

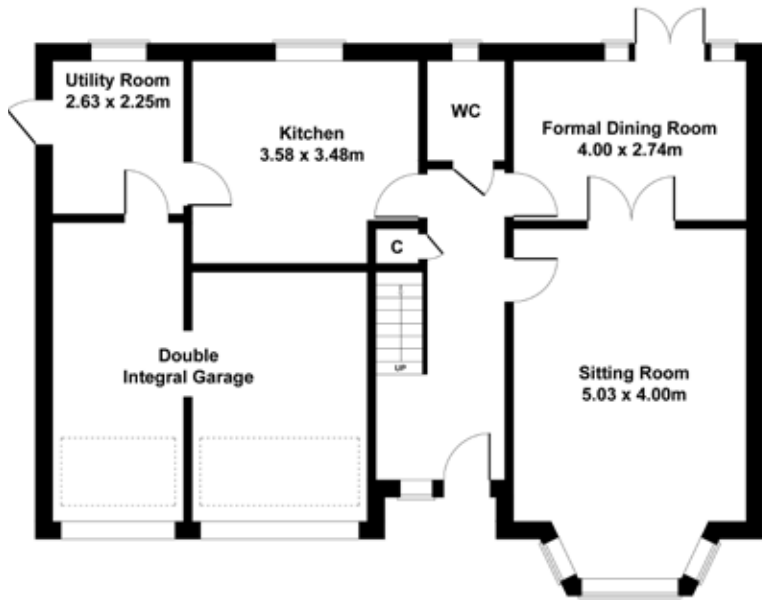
Monoblock driveway with vehicle hard standing, front level and mature lawn with pampas grasses and evergreens. Rear gardens are laid to grass with mixed shrubs and bushes, maturing willow tree and silver birch, privacy is provided by a combination of close board fencing and full height brick wall.



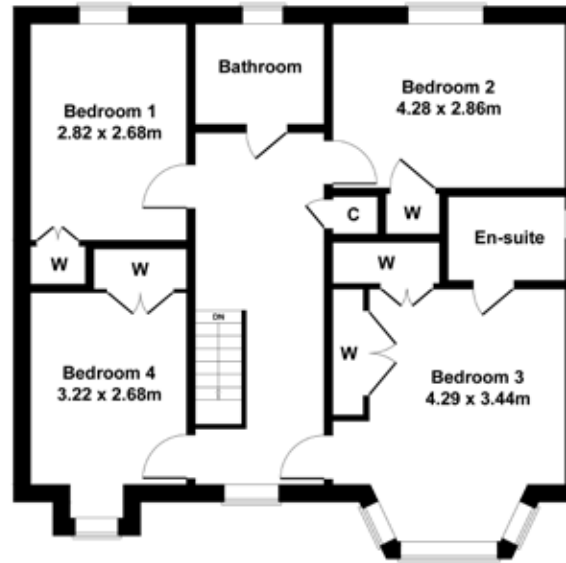


Floorplan and Site Location

106 Jackson Drive



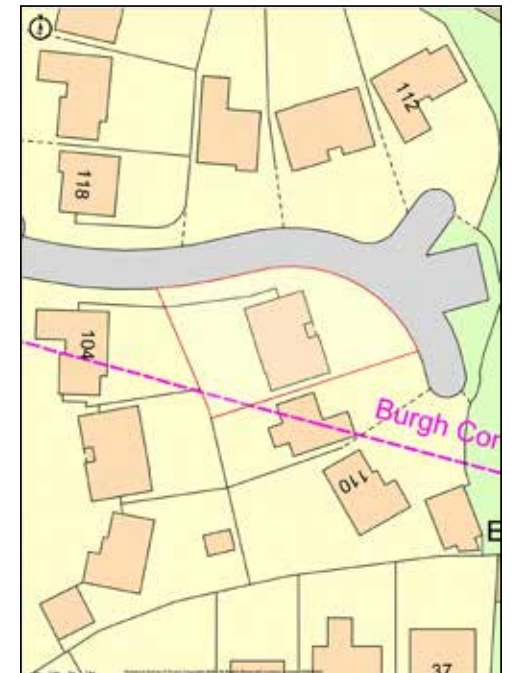
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

North Lanarkshire Council. Tel: 01698 403 210.

Services

Mains water supply, mains gas, gas central heating, double glazing.

Note: The services have not been checked by the selling agents.

Council Tax

106 Jackson Drive is in Band F and the amount of council tax payable for 2022/2023 is £3011.58.

EPC Rating

Band F

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential,

150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Glasgow city centre, proceed in an easterly direction on the M8 Motorway, bear left onto the M80 spur at junction 13. Proceed on the M80 for about 3.5 miles to junction 3. At the roundabout take the exit onto the A806. At the next roundabout take the second exit onto Dewar Road. At the next roundabout take the third exit onto Kilpatrick Drive, take the first left onto Jackson Drive and first left again. Continue to the end to find number 106 on the right hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken July 2022.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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