



Yokermill Road, Glasgow
Offers Over £175,000
2 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Formerly a 3 bedroom layout

Superb 4 piece Bathroom (Bedroom 3)

Downstairs WC

Stylish open-plan living

Large conservatory

Fabulous summer house

Extensively landscaped gardens

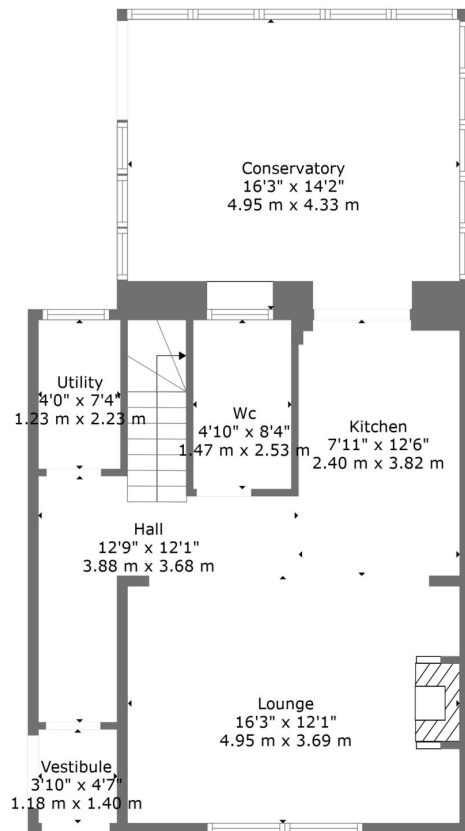
Multi-car driveway

Excellent transport links

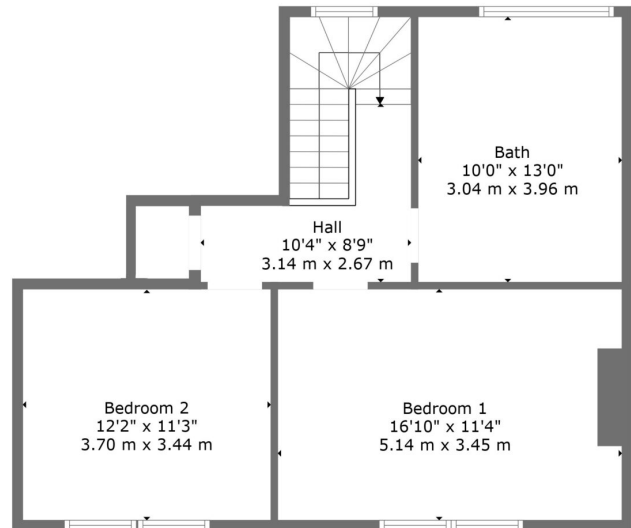


2 BED TERRACED HOUSE

Yokermill Road, Glasgow



Floor 1



Floor 2



TOTAL: 1308 sq. ft, 122 m2
 FLOOR 1: 741 sq. ft, 69 m2, FLOOR 2: 567 sq. ft, 53 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Yokermill Road, Glasgow

Deceptively spacious from a kerb-side appraisal, this superb 2 bedroom mid terrace villa provides extensively modernised family accommodation in pristine order.

This fabulous home has been reconfigured from a 3 bedroom layout to create a luxurious 4 piece bathroom upstairs and a stylish open-plan layout on the ground floor.

Accommodation

On the ground floor, the entrance vestibule and hallway lead to the utility room and shower room. The elegant open plan lounge is flooded with natural light and has a focal point electric stove and a large picture window with outlooks to the front garden. At the rear, the beautifully finished kitchen has a breakfast bar area and a variety of modern grey shaker-style floor and wall mounted units which are complimented by Oak worktops. A door at the rear of the kitchen opens to the large double glazed conservatory which is currently utilised as a dining room and enjoys elevated outlooks of the landscaped garden. Also on the ground floor is a plumbed utility room and a WC.

On the upper floor the open landing leads to 2 generous and well presented double bedrooms. The exceptionally spacious and beautifully presented bathroom was formally a bedroom and now provides a luxurious 4 piece suite with a multi-jet tower shower enclosure.

Heating and Glazing

This property benefits from Gas Central Heating and uPVC double glazing.

Gardens

There is a multi-car monoblock driveway to the front of the property with a neat gravel section to the side. The rear garden is enclosed by Venetian style slatted fencing and has been landscaped to provide a generous, suntrap decking area, a neat, level lawn, a secluded gravel patio area and a large timber summer house.

Location

71 Yoker Mill Road is well positioned for access to schools, shops and public transport. The property is conveniently situated for easy access to Alderman Road and Great Western Road, which provide links to Glasgow's West End and City Centre, Erskine Bridge and Loch Lomond.

SAT NAV ref - G13 4PE

Dimensions

Lounge - 4.95m x 3.69m

Kitchen - 2.40m x 3.82m

Conservatory - 4.95m x 4.33m

WC - 1.47m x 2.53m

Utility Room - 1.23m x 2.23m

Bedroom 1 - 5.14m x 3.45m

Bedroom 2 - 3.70m x 3.44m

Bathroom - 3.04m x 3.96m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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