

Flat 3/1, 2 Ellerslie Road

YOKER, GLASGOW, G14 0NF



Excellent one-bed modern apartment, walk-in condition - a perfect first home, set in the ever-popular location of Yoker, with easy access to the West End



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We are delighted to offer to the market this stylish one-bedroom city apartment, set in a great location, with the added benefit of being in close proximity to the West End, with an easy commute to the heart of the city in only 10 minutes.

THE LOUNGE/DINER



Accommodation consists of a bright and airy open-plan lounge/kitchen/diner. The lounge benefits from a Juliet balconied French window, flooding the room with light and creating a very relaxing ambience. The design of the room affords ample space for a dining table.

THE KITCHEN



The kitchen is well laid out, with a breakfast bar and a good range of floor and wall units. Appliances include: a gas hob, electric oven and ample space for the freestanding washing machine and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation.





The tiled bathroom is fresh and bright, with a white suite and an electric shower over the bath. The double bedroom benefits from integrated mirrored wardrobes with ample space for free-standing furniture. The home is kept warm and comfortable with double glazing and gas central heating, while the apartment benefits from a secure door-entry system. There are two cupboards off the hallway to help keep everything clutter-free at all times.

THE BATHROOM



THE BEDROOM



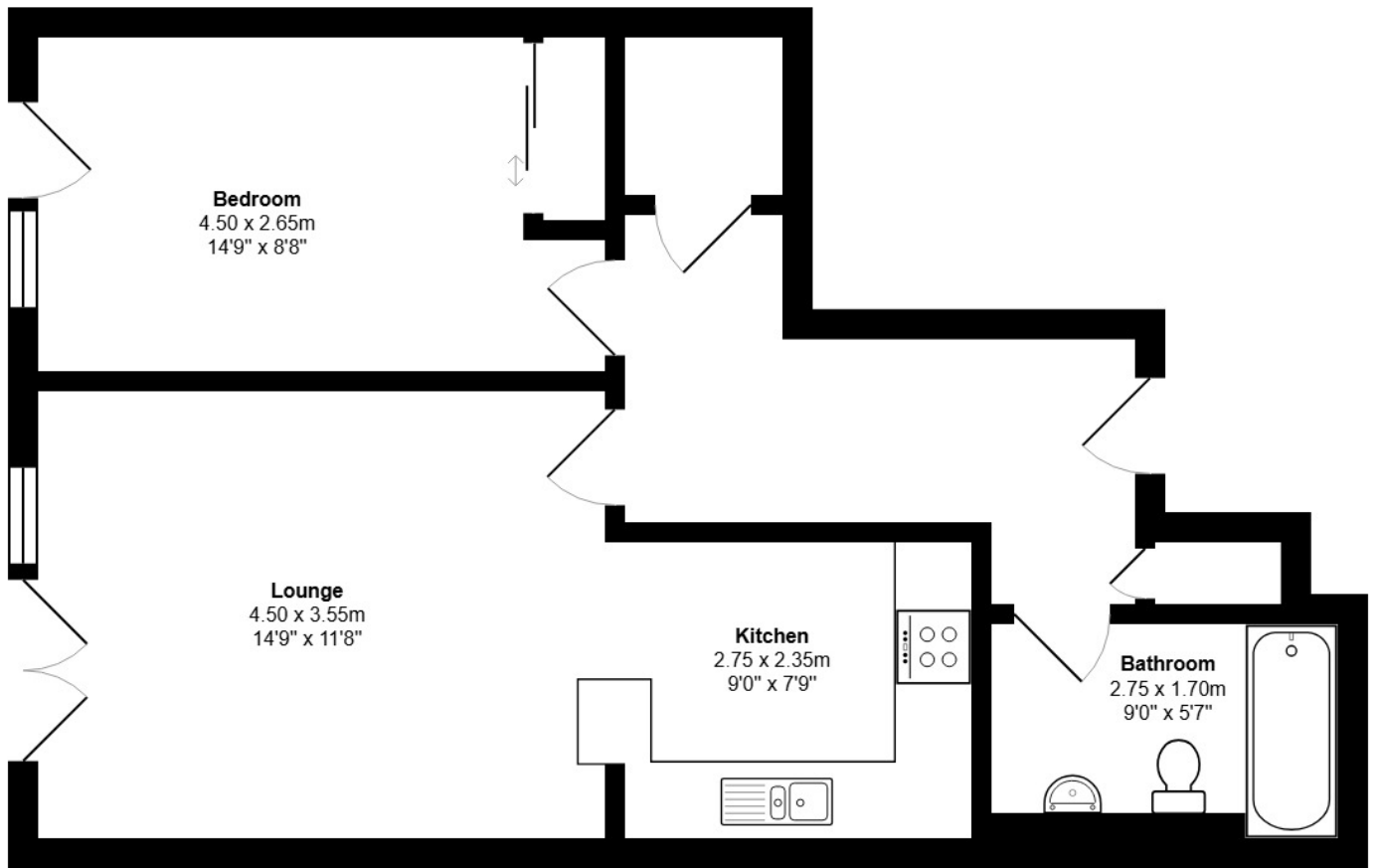
EXTERNALS



Off-street resident parking to the rear. This is a property that the current owners have really enjoyed, given its excellent accommodation, lovely views and easy city living location. Early viewing is recommended to fully appreciate this lovely apartment.

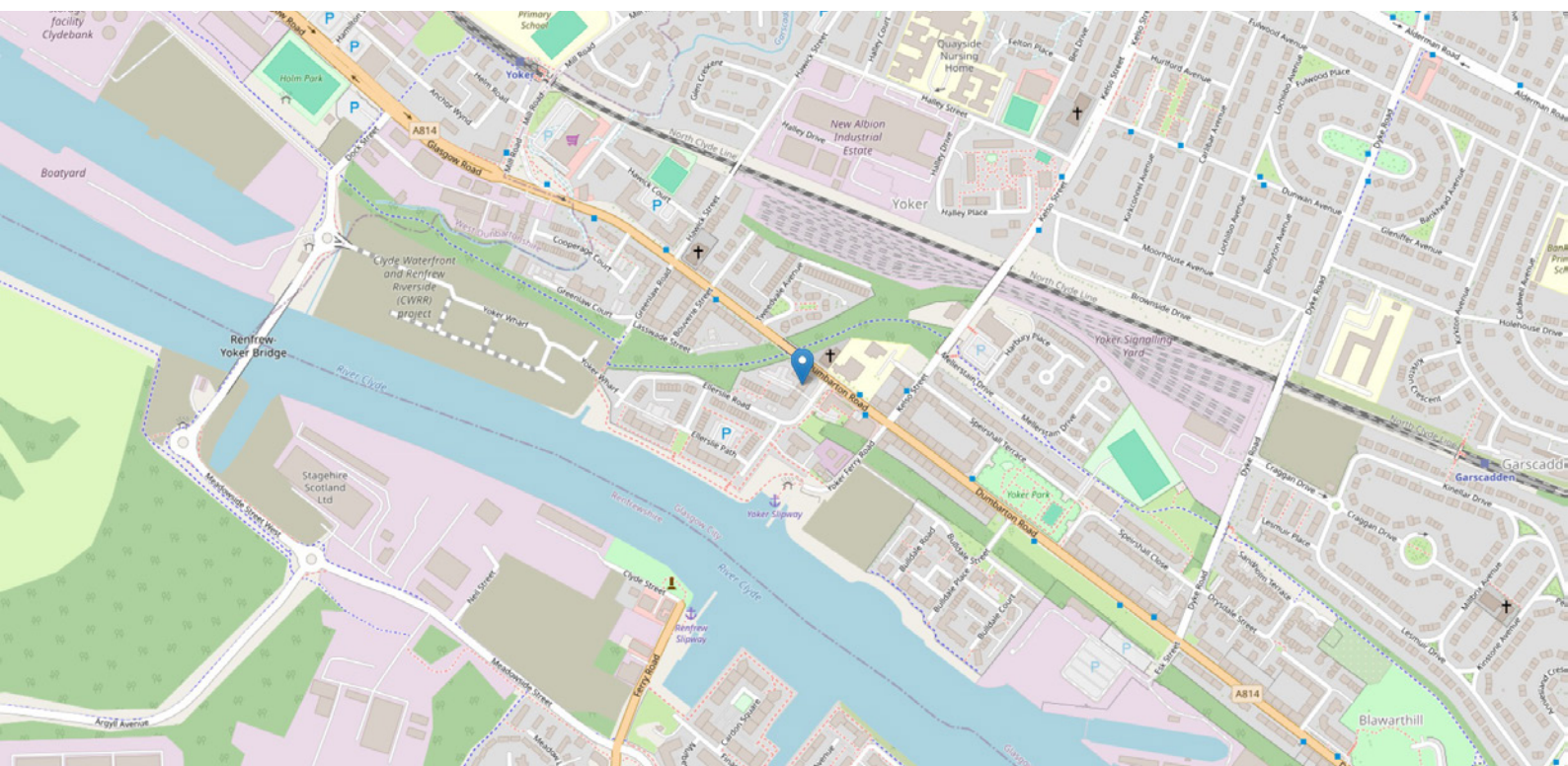


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: D



THE LOCATION

The property is situated in the ever-popular area of 'Yoker' to the West of Glasgow. The area provides an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found nearby within the Clydebank Shopping Centre, with an additional retail park offering an extensive range of big brand outlets.





Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found locally via Yoker or Garscadden Railway Stations, a short distance from the property. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway.



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