



**SOLICITORS & ESTATE AGENTS**



**Three Bedroom End Terrace Home  
26 Ellerslie Road Yoker, Glasgow G14 0NF  
Offers Over £239,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

This immaculately presented three bedroom end terrace home is in true walk in condition. 26 Ellerslie Road provides bright, modern accommodation ideal for families, first time buyers, or professionals seeking a well connected Glasgow location.

The ground floor accommodation comprises a welcoming entrance hall, a stylish and well proportioned living room, and a particularly impressive large dining kitchen. The kitchen features sleek grey high gloss units, striking black gloss worktops, and an abundance of storage, complemented by a breakfast bar seating area, perfect for everyday dining and entertaining. A convenient WC apartment completes the ground floor.

On the first floor, the hallway landing gives access to three generously sized bedrooms. The principal bedroom benefits from its own en suite shower room, while two further bedrooms offer excellent flexibility for family living, guests, or home working. A contemporary family bathroom with WC serves the remaining bedrooms. The property further benefits from Double Glazing and Gas Central Heating throughout.

Externally, the property enjoys a private rear garden featuring a beautifully finished decking area, ideal for outdoor dining and relaxation. To the front, there is private residents' parking, adding to the practicality of this superb home.

Ellerslie Road is well placed for a wide range of local amenities, schooling, and leisure facilities, with excellent transport links providing easy access to Glasgow City Centre, Clydebank, and the surrounding areas. Nearby green spaces and riverside walks further enhance the appeal of this popular residential pocket.

Early viewing is highly recommended to appreciate the quality, space, and convenient setting of this attractive end terrace home.

## EPC Rating

C

## Measurements

|                            |                                      |
|----------------------------|--------------------------------------|
| <u>Lounge</u>              | <u>10'9" x 17'4" 3.28 m x 5.29 m</u> |
| <u>Kitchen/Dining Room</u> | <u>17'4" x 11'3" 5.28 m x 3.43 m</u> |
| <u>W.C.</u>                | <u>5'4" x 2'7" 1.61 m x 0.79 m</u>   |
| <u>Bedroom 1</u>           | <u>8'7" x 14'10" 2.62 m x 4.51 m</u> |
| <u>En-suite</u>            | <u>4'1" x 6'7" 1.23 m x 1.99 m</u>   |
| <u>Bedroom 2</u>           | <u>8'7" x 14'4" 2.62 m x 4.38 m</u>  |
| <u>Bedroom 3</u>           | <u>8'7" x 11'6" 2.61 m x 3.50 m</u>  |
| <u>Bathroom</u>            | <u>6'5" x 8'2" 1.95 m x 2.48 m</u>   |



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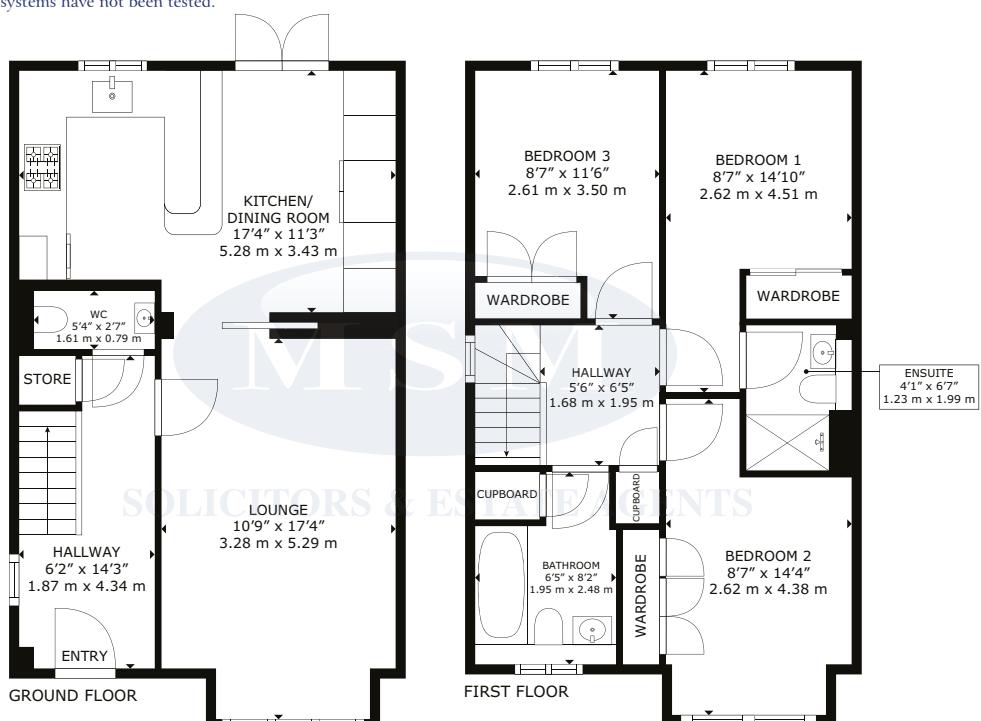
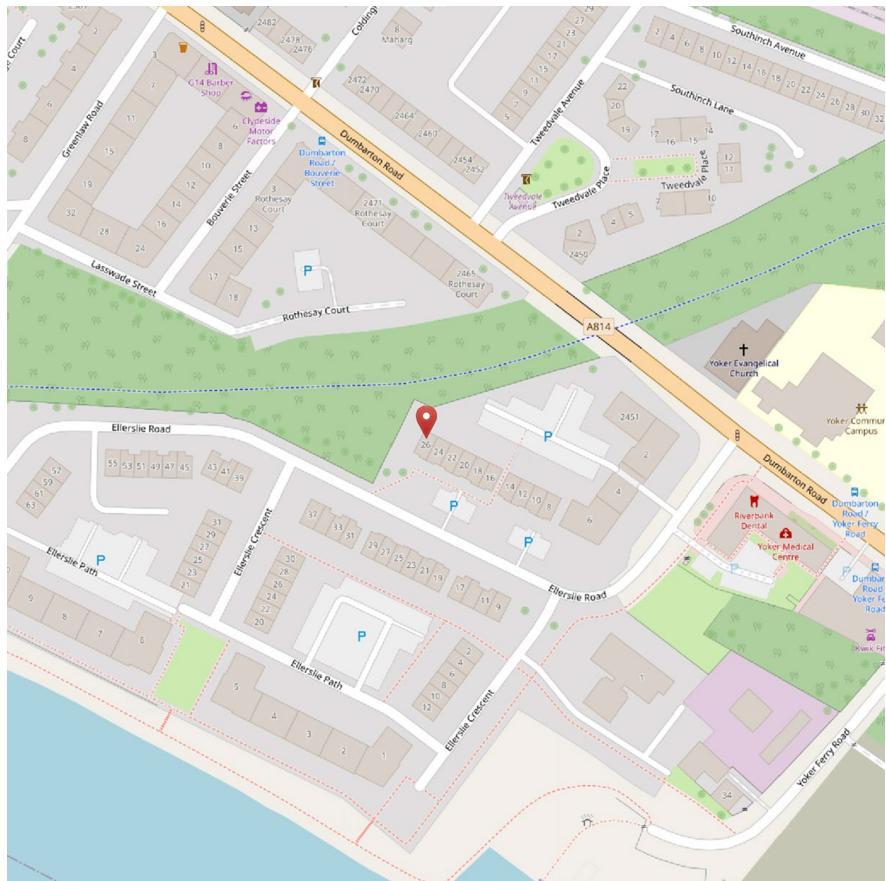
## Travel Directions

From Crow Road, head west and continue straight, passing through the traffic lights at Great Western Road. Follow Crow Road as it becomes Scotstoun Avenue, then continue straight onto South Street. At the roundabout, take the second exit onto Yoker Road and continue west for a short distance. Turn left onto Ellerslie Road, where number 26 can be found a short way along on your left hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
 GROUND FLOOR : 495 sq. ft , 46 m<sup>2</sup>, FIRST FLOOR : 495 sq. ft , 46 m<sup>2</sup>,  
 TOTAL AREA : 990 sq. ft , 92 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
 Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.