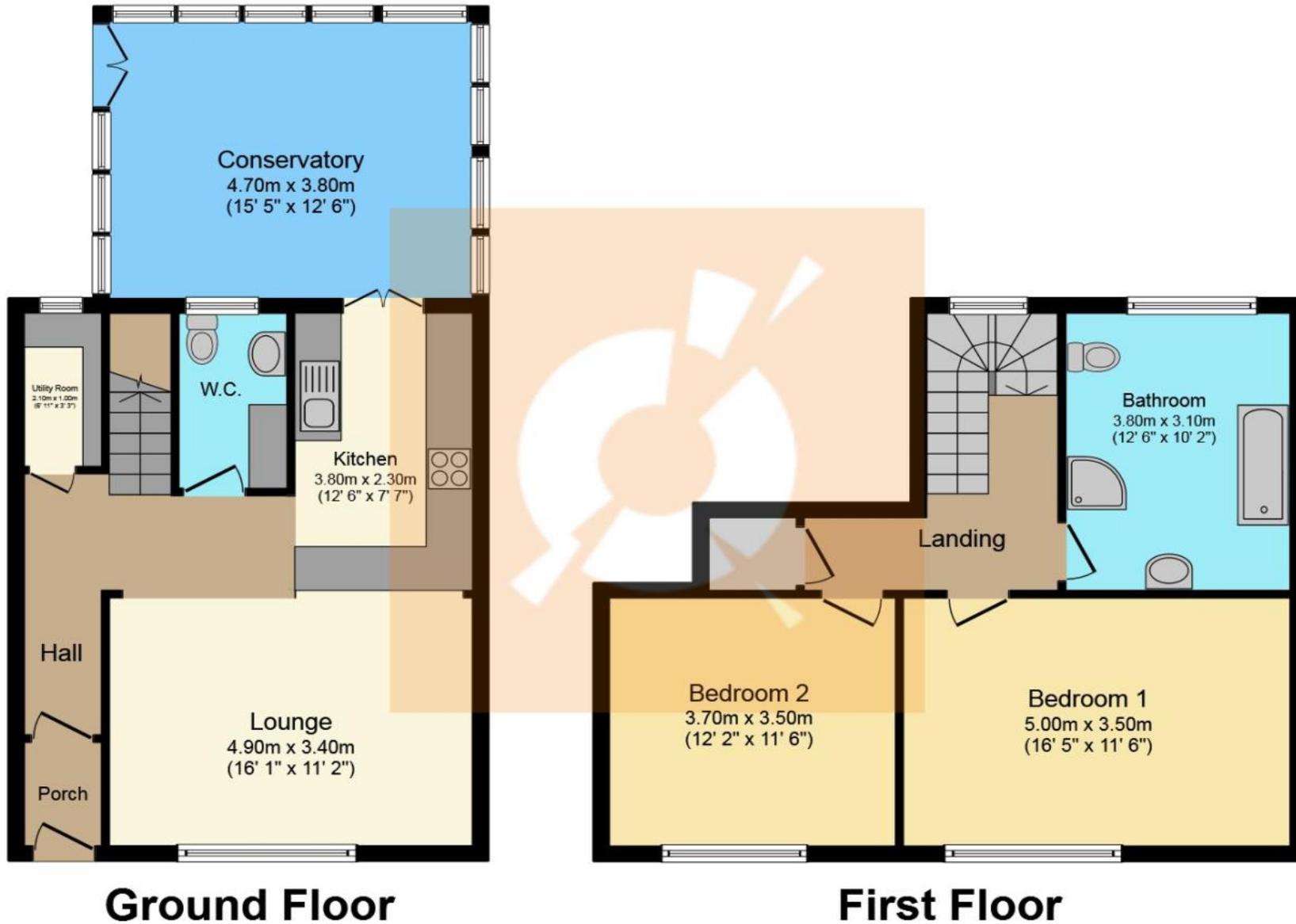




71 Yoker Mill Road, Knightswood, Glasgow

Offers Over £149,500





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 71 Yoker Mill Road and this stunning family home which has been extensively refurbished throughout and is presented to the market in true walk in and start living condition. No expense has been spared by our clients with only the highest quality fixtures and fittings on offer.

Externally, there is a large monobloc driveway providing ample parking for various vehicles. First impressions are everything and that is certainly the case upon entering the pristine reception hallway, setting the tone for the rest of this beautiful property.

The formal lounge is strikingly spacious and has been stylishly decorated throughout with contemporary colours and aesthetic quality flooring. This room is awash with natural light coming from the dual aspect, further enhancing the feeling of bright airy spaciousness that you get when you first enter the property and a focal point fireplace with electric fire provides a delightful warmth, creating a cosy space to relax and unwind with family after a long day.

The high specification breakfasting kitchen is open plan to the lounge and has been installed to include a quality range of wall to floor mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. The kitchen is further complimented with an ultra-modern breakfast bar and a host of integrated appliances to include a 4-ring gas hob with extractor hood, double oven and fridge freezer which will all be included within the sale, making this a fantastic purchase for a first-time buyer or professionals alike. There is a useful separate utility room.

Elegant French doors located in the kitchen lead through to the fabulous conservatory with calming neutral décor, allowing natural light to engulf the room. This room is an excellent use of space and provides a further family room that can be utilized all year round. The conservatory is the perfect spot to relax and admire the fully enclosed rear garden which comprises of a sociable decking area with glass balustrade, a section laid to lawn and a charming summerhouse with a variety of uses.

To complete the ground level is the downstairs w.c. which is so elegant in its simplicity.

Access to the upper level is via a solid timber staircase with stunning glass balustrade leading you to two strikingly spacious double bedrooms which have both been tastefully decorated with fresh neutral tones and quality flooring. Our clients have cleverly converted the layout of this fabulous accommodation from its original three-bedroom footprint to gain an upstairs bathroom.

The pristine family bathroom is absolutely stunning and completes this fabulous accommodation internally. The bathroom contains a four-piece suite to include a large bath, impressive Insignia premium steam walk-in shower which has 'all the bells and whistles' plus w.c. and wash-hand-basin which is contained within a tasteful vanity unit. Super stylish fixtures and fittings can be found throughout to include waterfall taps.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Local shops are within a short walk from the property. Knightswood has fantastic commuter links. It is a short walk to Yoker Train Station, with a regular train service which will have you in Glasgow City Centre in under 20 minutes. Great Western Road Retail Park and Knightswood Shopping Centre are both a 5-minute drive away and the highly popular Intu Braehead Shopping Centre and Silverburn Shopping Centre are both less than a 20-minute drive, offering a wide variety of shops and restaurants. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

We would highly recommend an early viewing of this fabulous, mid-terrace villa as we have no doubt that it will be very popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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