

22 Elliston Crescent

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Well extended three-bedroom semi-detached villa in an excellent location



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We are delighted to offer to the market this extended three-bedroom, semi-detached villa, situated in a residential development within 'Priesthill'. The property would be an ideal purchase for a young couple or family and offers good sized accommodation. It is presented to the market in good condition, with the added advantage of a driveway, providing off-road parking for two vehicles. There has also been an extension added to provide a downstairs bedroom or second living space, giving you plenty of space in this wonderful home.

The property is brought to the market having undergone a recent internal re-decoration programme. Room usage throughout can be adapted to meet individual purchasers' needs, which will comfortably provide for a growing family. The property is finished to a very good standard throughout and, although of modern design, offers spacious apartments similar to those found in traditional builds.

THE LOUNGE



The internal accommodation comprises: welcoming reception hallway. Immediately impressive lounge with a front-facing window, flooding the room with natural light, along with a deep understairs storage cupboard. Access can be gained from here to the fully fitted kitchen/diner and this area is sure to become the central 'hub' of the home.

THE KITCHEN & DINING ROOM



The kitchen has a good range of contemporary base and wall units with the added benefit of an integrated oven, hob, and extractor hood. There is also a washing machine and an upright fridge/freezer. The dining area has space for a table and chairs and, with the added benefit of French doors opening onto the decking in the rear garden, this zone would be perfect for “chilling out” or entertaining with friends and family.



Next to the dining room is a really handy downstairs shower room which also has a second door taking you out into a second living space/downstairs bedroom.

LOWER BEDROOM & SHOWER ROOM



THE MASTER BEDROOM



The upper level comprises two, well-proportioned bedrooms.

The master benefits from a range of fitted wardrobes and an over-stairs storage cupboard and both have floor space for additional freestanding furniture, if required.

BEDROOM 2



THE BATHROOM



A partly-tiled and contemporary bathroom suite, with an electric shower over the bath, can also be found on this level.

Access to the partly-boarded loft space can be gained from the landing. The space that exists within this zone is ripe for conversion into further living accommodation (STPP). Neighbouring properties have carried out similar works.

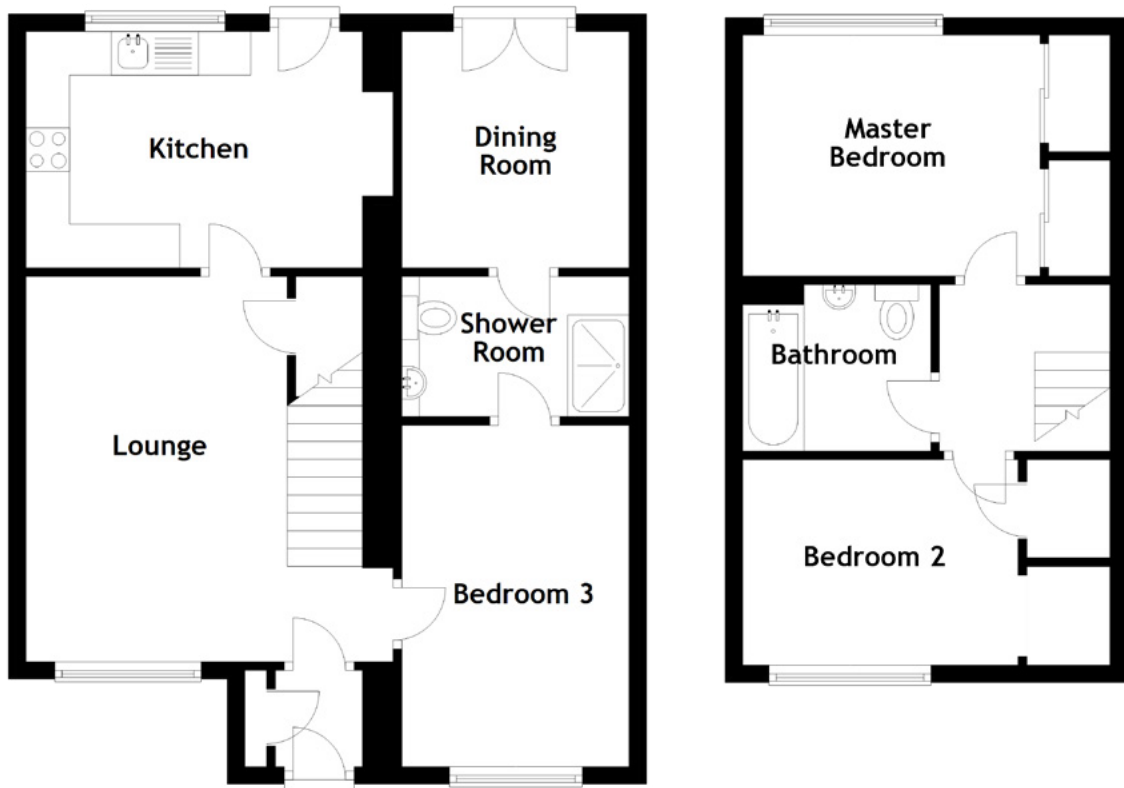
The high specifications of this family home also include double glazing and electric heating with storage heaters for additional comfort and convenience.

Externally, there is a virtually maintenance-free front garden, with a driveway providing off-road parking for two vehicles. The rear garden is well-maintained and is fully enclosed. The feature area of decking is a real sun trap – the ideal spot for a lazy summer's day!

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



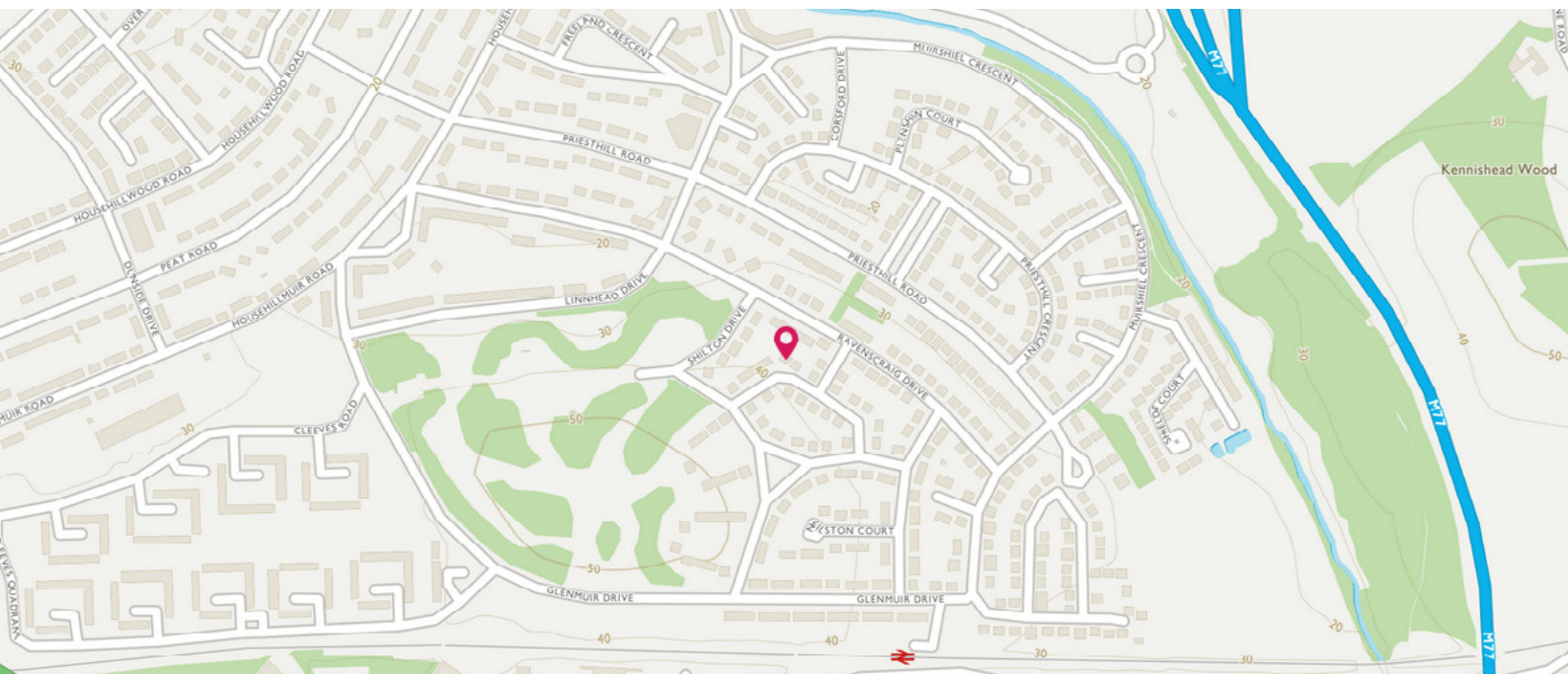
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 2.70m (8'10")
Dining Room	2.70m (8'10") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 1.60m (5'3")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")

Master Bedroom	3.40m (11'2") x 2.75m (9')
Bedroom 2	3.15m (10'4") x 2.25m (7'5")
Bathroom	2.15m (7'1") x 1.90m (6'3")

Gross internal floor area (m²): 87m²

EPC Rating: D



THE LOCATION

The local area surrounding this property offers a range of amenities, including shopping, eateries, health facilities, retail park and the extensive Silverburn shopping centre (within walking distance).





Transport facilities are very good, with bus routes, train services (Priesthill/Darnley station is within a short stroll) and nearby motorway (M8/M77) links north to Glasgow city and onward, south to Kilmarnock, west to Paisley and east to Clarkston and East Kilbride.



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