

Houston

3 Brackendene



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■ Situation

A substantial detached villa positioned in the popular Ardgriffe Crescent area of the West Renfrewshire village of Houston. The property is positioned on Brackendene within the old Craighends development has pleasant landscape areas of ground and Ardgriffe park containing a multi-sports area and playing fields. This established area of Houston is within the catchment of the highly regarded local primary schools, St Fillans and Houston primary school. It is also within catchment area for the highly regarded Gryffe High School positioned within the old village of Houston itself.

Houston is a popular location for commuters with good road access via the A737 dual carriageway towards Glasgow International Airport and the M8 motorway network leading to central Glasgow. There are several local pubs and restaurants, some village shops and Strathgriffe Tennis, Squash and sports club.

This detached villa is set within private garden grounds with front area of lawn and driveway providing off-road parking and access to both the single garage and adjacent carport area. The rear gardens are level and enclosed by timber fencing with a central of lawn and a patio terrace that can be utilised for outside dining or entertaining.

■ Accommodation

The accommodation within this property comprises of six principal apartments formed over a two storey layout. The entrance has double glazed doors leading to an entrance vestibule which in turn leads to a broad inner reception hallway which has stairs to the upper floor. There is a cloakroom wc with a 2-piece suite in white. The spacious lounge extends to over 16ft in length with a full height front facing double glazed window, laminate flooring and a wall mounted stainless steel gas fire at the focal point of the room. There are bi-fold sliding doors leading from the lounge to the adjacent dining room which has space for a traditional sized dining suite and patio doors giving access to the rear garden. The kitchen is fitted with a range of kitchen furniture with good worktop space and allocated space for kitchen appliances. There is an open archway from the kitchen to the adjacent breakfasting room which has a built in breakfast bar area, additional cupboards and patio doors to the rear garden. The breakfasting area also has open access to the adjacent utility room which has an extensive range of fitted kitchen furniture, space for appliance and front and rear access doors.





On the first floor level of this home there is a broad reception hallway with a storage cupboard and a hatch giving access to the attic void providing additional storage. There are two double bedrooms with fitted wardrobes and a third L-shaped bedroom including fitted wardrobes, the third double sized bedroom is positioned over the garage area of the property with side facing patio doors that give access to an area of roof terrace with wrought iron railings around the perimeter which is positioned over the carport area of the house. There is a shower room adjacent to the entrance of the third bedroom, that could provide an en-suite facility if required and this is a modern 3-piece suite including a wc, wash hand basin and shower enclosure with wall mounted mixer shower. The family bathroom is a generously proportioned room with rear facing window formation which is partially tiled and it has a coloured 3-piece suite including a corner bath, wash hand basin and wc.

The specification of this home includes gas fired central heating with a modern Worcester boiler, double glazing installed to external windows and patio doors. The property has a single sized garage which has an up and over door and courtesy door to the side, adjacent to the garage there is a carport area for additional parking.

■ Surrounding Area

Houston is a popular village with commuters with good road links towards the A737 dual carriageway leading to Glasgow International Airport, the M8 motorway network and onto Glasgow City Centre. The village has two high regarded local primary schools and the admired Gryfe High School providing secondary education. There are local nurseries, some local shops and extensive shopping facilities available at Johnstone, Phoenix Retail Park and Braehead.

■ Schools and Transport Links

Schools

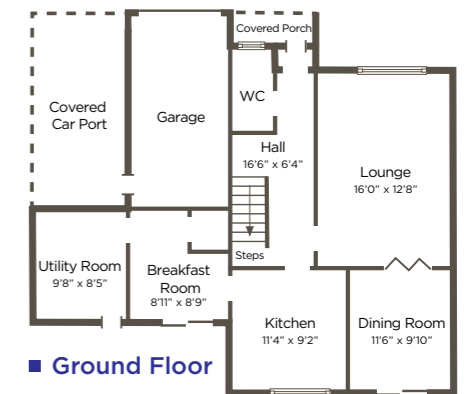
Houston Primary, St Fillans Primary, Gryffe High School

Rail

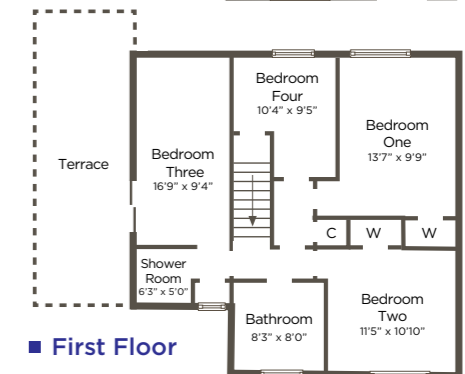
Johnstone train station

■ Travel Directions

From our Bridge of Weir office on Main Street travel in an westerly direction travelling straight on at the first set of traffic lights and right at the next lights onto Houston Road. Continue out of the village into the countryside and pass Gryfe High School on the left hand side before taking first exit at the roundabout. Turn fourth right into the second entrance to Ardgriffe Crescent and second right into Brackendene where the property can be found on the left hand side.



■ Ground Floor



■ First Floor

BW0832. EER Band TBC

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

Houston

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We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythwood Square, Glasgow G2 4GB.



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