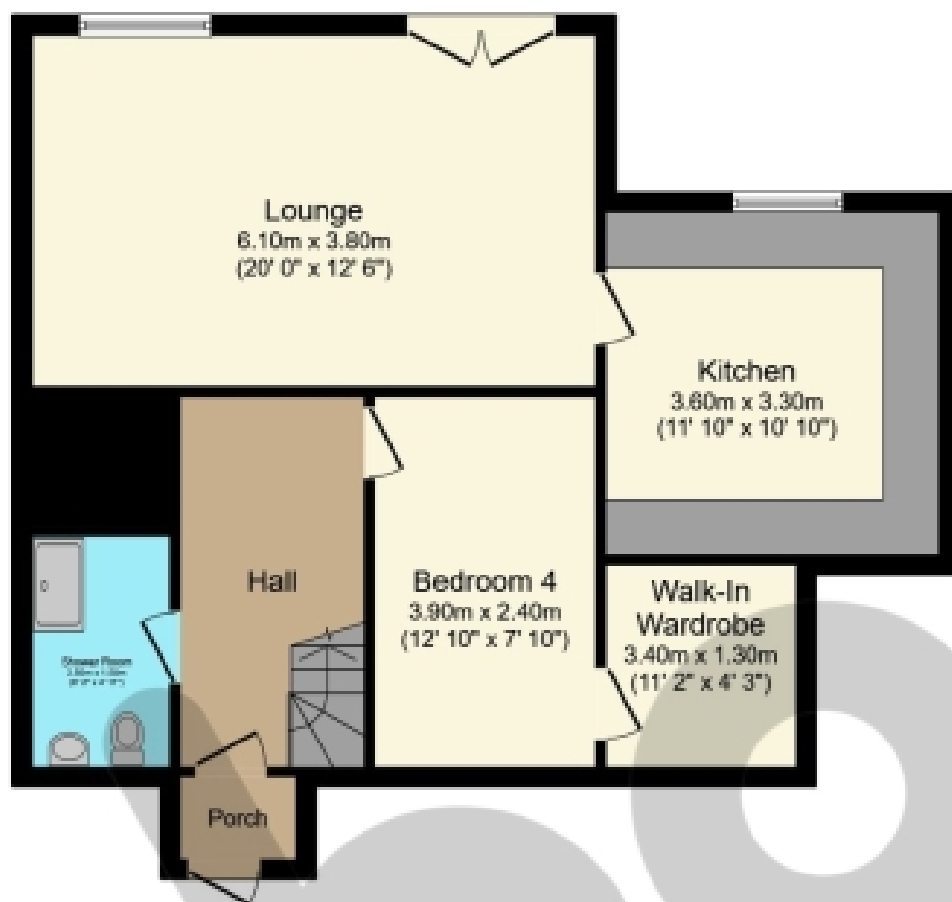




8 Selvieland Farm Cottages, Houston Road, Houston

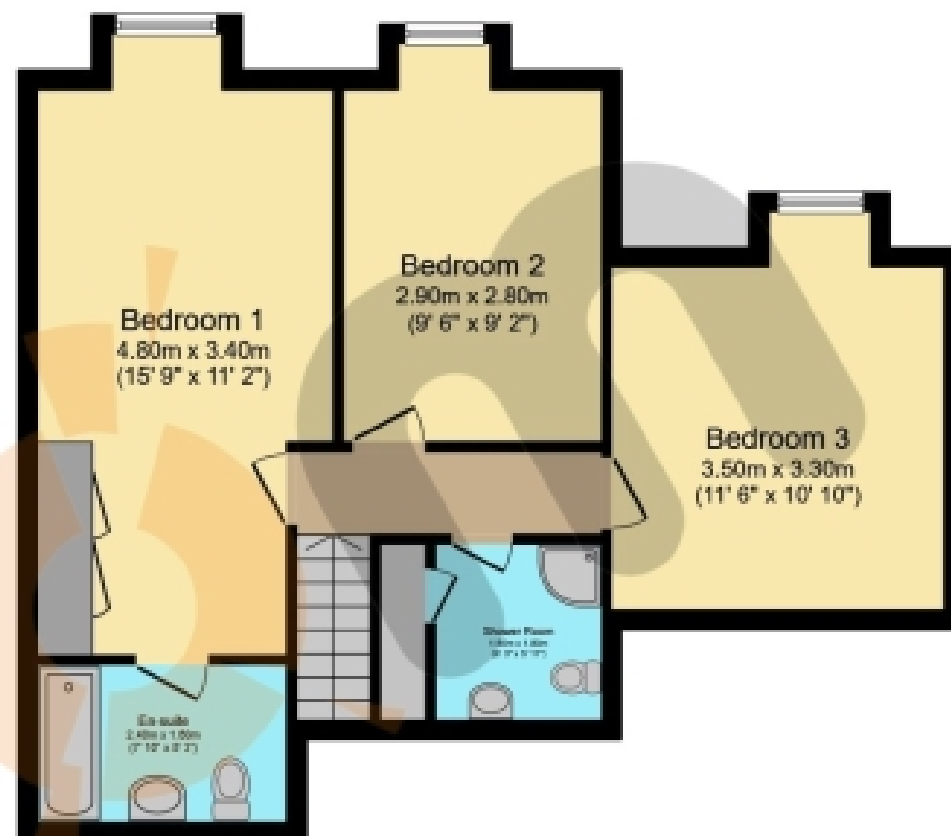
Offers Over £395,000





Ground Floor

Floor area 68.1 sq.m. (733 sq.ft.)



First Floor

Floor area 60.0 sq.m. (646 sq.ft.)

Total floor area: 128.1 sq.m. (1,379 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

***LUXURIOUS COUNTRYSIDE HOME * GRYFFE CATCHMENT * GREAT TRANSPORT LINKS CLOSEBY * SHORT DRIVE TO GLASGOW AIRPORT * FRESHLY REFURBISHED THROUGHOUT * PRIVATE LANDSCAPED GARDEN * CONTEMPORARY KITCHEN *** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No.8 Selvieland Farm Cottages, a luxurious family home enjoying breathtaking views across the Houston countryside and beyond. Nestled within an exclusive private courtyard, this beautiful property is surrounded by peaceful, rolling landscape, offering the perfect blend of rural charm and modern living. With generous proportions and well-planned spaces throughout, this home offers everything a family could need - and more - all in an idyllic, countryside setting.

A private road leads into the development, guiding you through a secluded entryway lined with tranquil Beech trees and into the charming courtyard where No.8 is located. From first glance, the home's blend of modern style and country charm is immediately inviting. To the front, a private driveway offers convenient parking for residents and guests alike.

Upon entering, you first lay eyes on the light and bright atrium which opens into the welcoming entrance hallway. The family lounge offers impressive proportions and is bathed in warm, natural sunlight, courtesy of the double-glazed French doors that open out to the rear. Fresh neutral décor, high-quality wooden flooring, and immaculate finishes come together to create a sophisticated yet welcoming space - perfect for both relaxing and entertaining. The kitchen has been fully refurbished with elegant sage cabinetry, complemented by granite countertops and quality flooring - seamlessly blending style with practicality. It is well-equipped with a range of integrated appliances, including an induction hob, oven, grill, and dishwasher, while still providing ample space for additional freestanding appliances.

Also located on the ground floor is one of four generously sized bedrooms, offering both comfort and versatility. This bedroom benefits from direct access to a luxurious walk-in wardrobe and a spacious, modern shower room. The shower room is fitted with a W.C., wash hand basin, and a walk-in shower, all set against stylish, high-quality tiling for a sleek and contemporary finish.

The upper level of the home hosts three generously sized double bedrooms, with Bedroom One offering an added touch of luxury thanks to its private en-suite bathroom. Completing the upper floor is a sleek, contemporary three-piece family bathroom, featuring a spacious corner shower, W.C., and wash hand basin - all finished to a high standard for both comfort and style. The property enjoys a beautifully maintained, fully enclosed garden - offering both privacy and a peaceful retreat. A neatly kept lawn and sociable patio area provide the perfect setting for al-fresco dining, entertaining guests, or simply relaxing in the sun while taking in the surrounding countryside. In addition, the home benefits from a designated garage, ideal for extra external storage or secure parking.

This exclusive development is located within the sought-after Gryffe catchment area, which includes the highly regarded Houston Primary School, St Fillan's Primary School, and Gryffe High School - all known for their strong academic reputations. For families considering independent education, the nearby village of Kilmacolm is home to St Columba's Junior and Senior Schools, both celebrated for their excellent academic performance and well-rounded curriculum. Living in Houston offers the perfect blend of countryside tranquility and urban convenience. The village is well-connected, with excellent transport links including easy access to the M8 motorway and frequent bus services to nearby towns and Glasgow, making commuting effortless. Families will appreciate the well-regarded local schools, ensuring a high standard of education for children of all ages. Additionally, residents can enjoy a variety of local amenities, including shops, cafes, and parks, creating a vibrant community atmosphere and providing everything needed for comfortable, everyday living.

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. **WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com