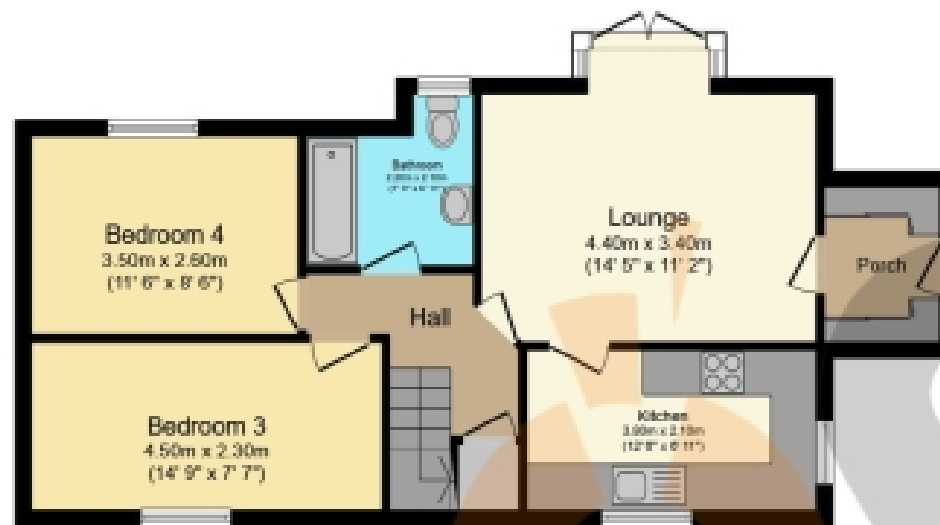




9 West Fulton Cottages Craigends Road, Houston, Renfrewshire

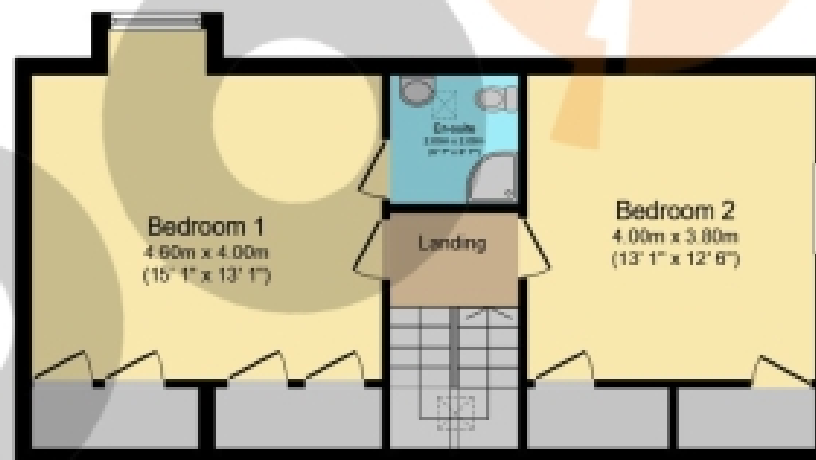
Offers Over £369,995





Ground Floor

Floor area 57.6 sq.m. (620 sq.ft.)



First Floor

Floor area 51.3 sq.m. (552 sq.ft.)

Total floor area: 108.9 sq.m. (1,172 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

* CHARMING SEMI RURAL SETTING * LOVELY PRIVATE ESTATE * ULTRA MODERN INTEGRATED KITCHEN * FOUR GENEROUSLY PROPORTIONED BEDROOMS * PRISTINE REAR GARDEN * PRIVATE DRIVEWAY * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.9 West Fulton Cottages. This stunning family home bursts with style and function, featuring four large bedrooms and an ultra-modern, fully integrated kitchen. It is ideally placed in the Houston locale, making it close to a host of local amenities and within the catchment zone for Gryffe High School.

Walking into this property will bring you to the convenient front porch, ideal for kicking off your boots before proceeding to the lounge. The spacious family lounge has plenty of floor space, providing space for a variety of furniture configurations and décor and features sleek Karndean flooring and French doors leading to the rear garden for seamless indoor outdoor living.

Moving through the property will bring you to the kitchen. This ultra-modern space has all white accents shown in the matte white base and wall-mounted cabinetry and benefits from fully integrated appliances such as an oven, extractor fan, hob and dishwasher.

The remaining rooms on the ground floor are bedrooms three and four with a three-piece bathroom. Both bedrooms are generously proportioned with the same Kardean flooring as the lounge. The fully tiled bathroom has subtle neutral tones and features a W.C., wash hand basin with vanity storage and a bath with overhead shower.

Moving up the stairs will bring you to bedrooms one and two, and another three-piece bathroom. Both bedrooms benefit from plentiful storage space and enough space for a king-sized bed with extra furniture. The bathroom has similar styling as the ground floor bathroom and features a wash hand basin with vanity storage, W.C. and a large walk-in shower cubicle.

Moving to the back of the property is the rear garden. This beautifully maintained space makes for a great area to relax and is easily accessed from the lounge French doors. The garden benefits from a quaint patio space and a well-maintained lawn for those warmer days.

The ideal location means that this property is within the catchment area for the highly sought after Houston Primary School, St. Fillans Primary and Gryffe High School. The village boasts fabulous amenities including local shops, a doctor's surgery, and a dental practice. Leisure facilities include a bowling club and a tennis and squash club. There are two golf clubs in the neighbouring town of Bridge of Weir and Ingliston Equestrian Centre is less than a twenty-minute drive.

Bus links, a short walk away, give regular access throughout the area, into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre, Glasgow City Centre as well as the Clyde Coast.

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.

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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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