



**40 Whirlie Road, Crosslee, Houston PA6 7AL**

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# 40 Whirlie Road, Crosslee, Houston PA6 7AL

## Description

Spacious main door upper cottage flat with own driveway, garage and large enclosed rear garden situated within the village of Crosslee, Houston. Highly sought after location within walking distance of the local amenities and the highly regarded local Primary's and Gryffe High School.

The property comprises of an entrance hall and stairs leading up to the upper level. The lounge hosts a delightful bay window formation with views over the front gardens and has a door leading through to the kitchen. The fitted kitchen hosts an integrated oven, hob and hood with a good selection of floor and wall mounted storage unit's. Bedroom one is front facing and has stairs leading to the floored attic. Bedroom two also faces the front with the third bedroom looks out to the rear with great views. Finally the family bathroom consisting of a white three piece suite with shower over the bath and shower screen.

This property further benefits from double glazing, gas central heating, communal drying area, garden, garage and driveway.

Renfrewshire Council, Tax Band B.

## EPC Rating

Whirlie Road lies within a popular residential pocket in the village of Crosslee. Well placed for various local bus services. The village of Houston beside Crosslee is a fabulous residential area and is an ideal for the family and commuter alike.

There is great access to the bypass leading to all major motorway networks, Glasgow International Airport and Braehead Shopping Centre.

Houston village offers a range of local shops and amenities and social and recreational facilities such as tennis/squash club, bowling club and village pubs. Also within Houston is the respected Gryffe High School and two Primary Schools.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

Hallway  
23'0" (7.01m) x 14'6" (4.42m)

Lounge  
11'6" (3.51m) x 16'5" (5m)

Kitchen  
9'3" (2.82m) x 9'11" (3.02m)

Bedroom One  
11'2" (3.4m) x 11'6" (3.51m)

Bedroom Two  
14'2" (4.32m) x 9'6" (2.9m)

Bedroom Three  
7'10" (2.39m) x 11'6" (3.51m)

Bathroom  
6'2" (1.88m) x 6'7" (2.01m)



Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.