



**1 TREFOIL PLACE**  
NORTH STREET, HOUSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A highly unique and versatile traditional home spread over three levels set within the heart of the village.**

A highly unique, converted three-bedroom home with a layout spread over three versatile levels. The home is positioned in the Village of Houston, providing much desired access to Houston Primary and Gryffe High School.

Entry via communal secure communal close, the home enters into a reception hall with large storage closet. The kitchen is set to the rear, providing a range of base and wall mounted quality units and integrated oven and hob. The formal dining room is to the front with open press shelving and a staircase to the upper level.

On the first-floor landing, light floods in through the glass wall into the lounge, the lounge is a fabulous size and features a focal point fireplace. There are three bedrooms, all of great proportions, the principal bedroom featuring fitted sliding mirror wardrobes and traditional window shutters with a modern twist. Bedrooms two and three are both set to the rear each provide press shelving. The home is served by a three-piece bathroom suite with over bath shower.

The top level has a converted loft, which is accessed via a staircase in the lounge, this vast space is currently used as a studio but could be easily split into two functional rooms, with Velux windows and a vast storage closet.

Externally, to the rear there is a large communal store and drying green, the home does have private gardens which have been landscaped on the lower level to provide a patio area with a summer house. The rest of the private garden space is planted with mature shrubbery.

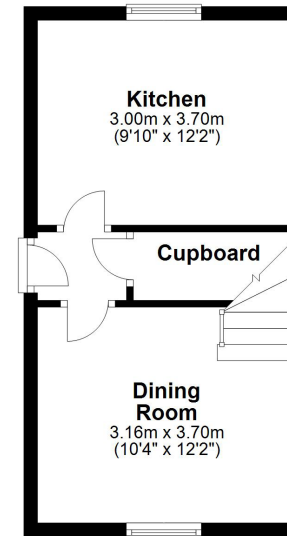




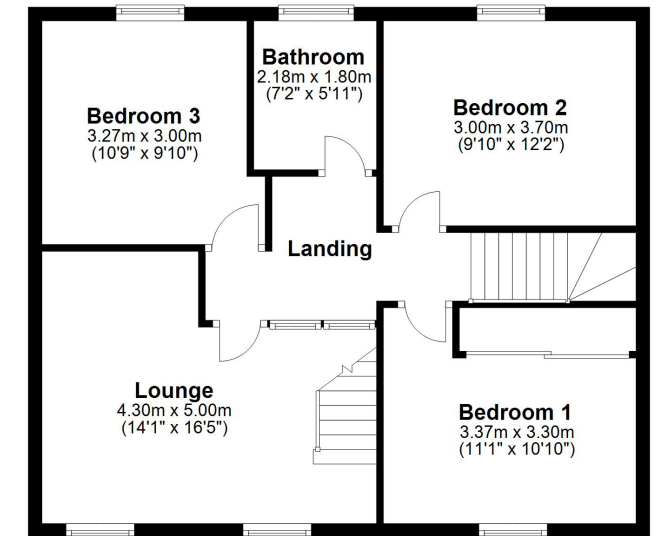




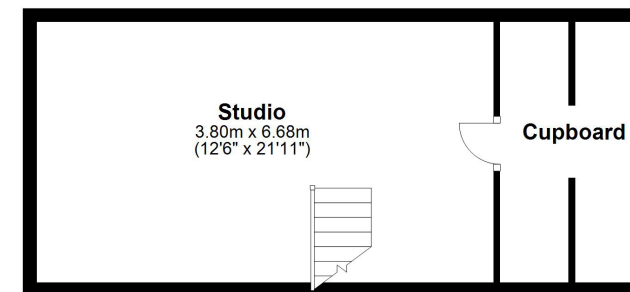
**Ground Floor**  
Approx. 27.2 sq. metres (292.5 sq. feet)



**First Floor**  
Approx. 64.3 sq. metres (692.5 sq. feet)



**Second Floor**  
Approx. 33.1 sq. metres (355.9 sq. feet)



The conservation village of Houston is highly popular with commuters and families, with great road links via the A737 to Glasgow and Ayrshire. Rail travel via Bishopton and Johnstone stations where regular services run between Glasgow and Ayrshire. The village is most popular for its excellent schooling at Nursery, Primary and Secondary levels with the much desired access to Gryffe High School. There is an abundance of recreational activities in and around the village such as Ingliston, the bowling club, and Strathgryffe centre.

**BW2454** | Sat Nav: 1 Trefoil Place, North Street, Houston, PA6 7HG

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





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