



**62 HOUSTONFIELD QUADRANT**  
HOUSTON

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**Lovely rear views over surrounding farmland from this two bedroom semi detached villa in the sought after village of Houston.**

This semi detached home is positioned in private gardens on the rural boundary of the original west Renfrewshire village of Houston. A popular and rarely available location convenient for the highly regarded local primary schools and the prestigious Gryffe High School. The front gardens are terraced with a path and steps to the front door. A tarmac driveway provides off road parking and access to the garage. The spacious rear gardens have two external storage cellars, a large lawn and a greenhouse. The rear gardens back onto surrounding farmland with open views to the west.

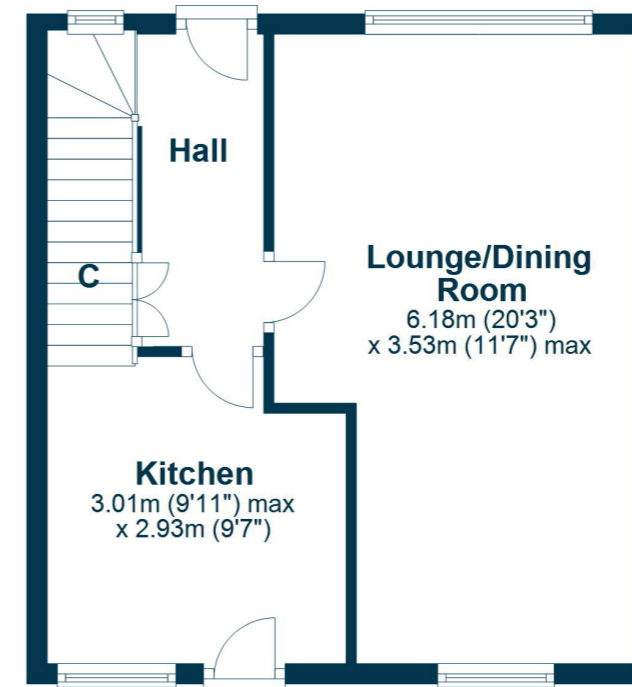
The accommodation is formed over two levels and comprises of a reception hallway with a stair to the upper floor. The spacious lounge is open plan to the dining room with a fireplace and gas fire. The kitchen features a range of fitted furniture with space for appliances and a rear door to the garden. On the upper floor there are two double bedrooms with storage and a bathroom with a wash basin, wc and a bath with a shower. The specification includes gas fired central heating and double glazing.







**Ground Floor**



**First Floor**



The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including the sought after Gryffe High School. There are several golf courses in the local area, equestrian facilities at Ingliston, a bowling club and Strathgryffe Tennis, Squash and Fitness Centre.

**BW2459** | Sat Nav: 62 Houstonfield Quadrant, Houston, PA6 7EX

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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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Corum Bridge of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)