



**21 HALLCRAIGS CRESCENT**  
HOUSTON

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5 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

**An exquisite modern family home built in 2016 by Cala Homes, providing generous accommodation over two levels presented in contemporary decorative order and as such is walk-in condition.**

This exceptional detached villa completed by Cala homes in 2016 is the perfect modern family home, with a versatile layout over two levels, spacious accommodation, open-plan living and a generous enclosed corner plot.

The home has been exceptionally well maintained and is decorated throughout to a contemporary standard. Asking for nothing, this home is presented in true walk-in condition and provides access to the much admired Gryffe High School only a short walk away.

Access to the home via an internal porch with storage closet and guest W.C off, the reception hallway provides access throughout the ground floor with staircase to the upper. The rear facing lounge with gradient geometric feature wall provides access out onto a rear decking via French doors which allows the western sunlight to flow into the lounge. The open plan living space is truly wonderful and makes a great heart to the home, with ample space for lounge and dining furniture, a gorgeous fitted kitchen with base and wall mounted units, peninsula breakfasting bar and integrated appliances, French door access to the garden grounds via the dining area. Behind the kitchen a spacious utility suite with boiler closet and access into the double garage.

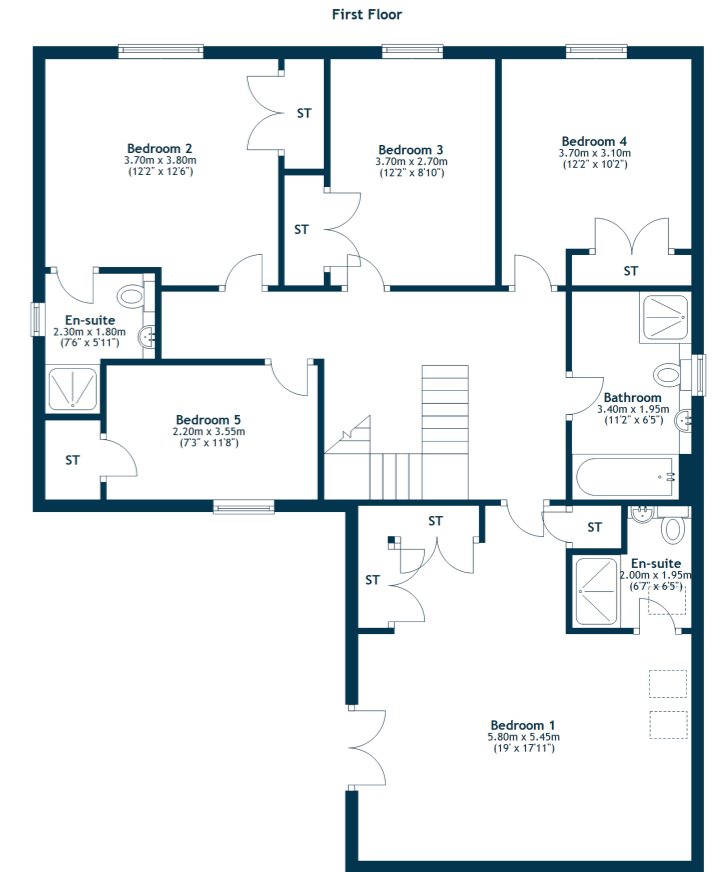
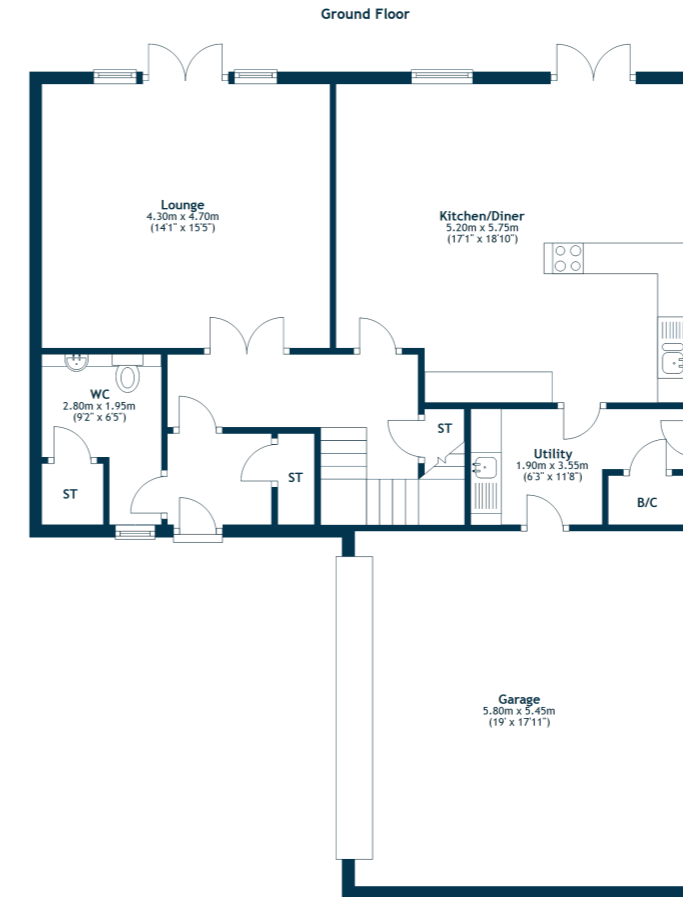
On the upper level the large landing is galleried to the lower level and provides access to five excellent bedrooms. The principal suite boasts extensive fitted wardrobe space, ensuite bathroom and Parisian style balcony with French doors. Bedroom two with ensuite bathroom and fitted wardrobes, bedrooms three and four with further fitted wardrobes and bedroom five with storage closet. The large family bathroom with four piece suite.

Externally to the front the home provides a double monobloc driveway with mature hedging surrounding leading to a double integral garage. The rear garden grounds and fully enclosed and thanks to the corner position entirely private, with a perfect laid lawn, two decking areas and mature raised flowerbeds with upcycled railway sleepers for retaining the garden is a tranquil space for some al fresco dining, with an open western aspect you can expect the sun from mid-day until the late evening.









The village of Houston is located in the Gryffe river valley to the West of Glasgow. A popular commuting village with excellent road links to the A737 leading to the M8 motorway, Glasgow International Airport and on to Glasgow city centre. There is a mainline rail station at Johnstone with Parking facilities and services to the city centre and Clyde coast. Houston Primary School and Nursery, St. Fillans Primary School and Gryffe High School are all highly regarded. Private education is offered at St Columba's School in Kilmacolm and there are further choices in Glasgow. The village has several local pubs serving food, local shops, a doctor's surgery and dental practice. Leisure facilities in the area include Strathgryffe tennis and squash club, a bowling club, two golf clubs in Bridge of Weir and the nearby Ingelston Equestrian Centre.

**BW2469** | 21 Hallcraigs Crescent, Houston, PA6 7FA

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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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