



**FERNLEA, NORTH STREET**  
HOUSTON

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5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

**A stunning five bedroom modern home positioned in the heart of the village offering spacious and highly specified family living.**

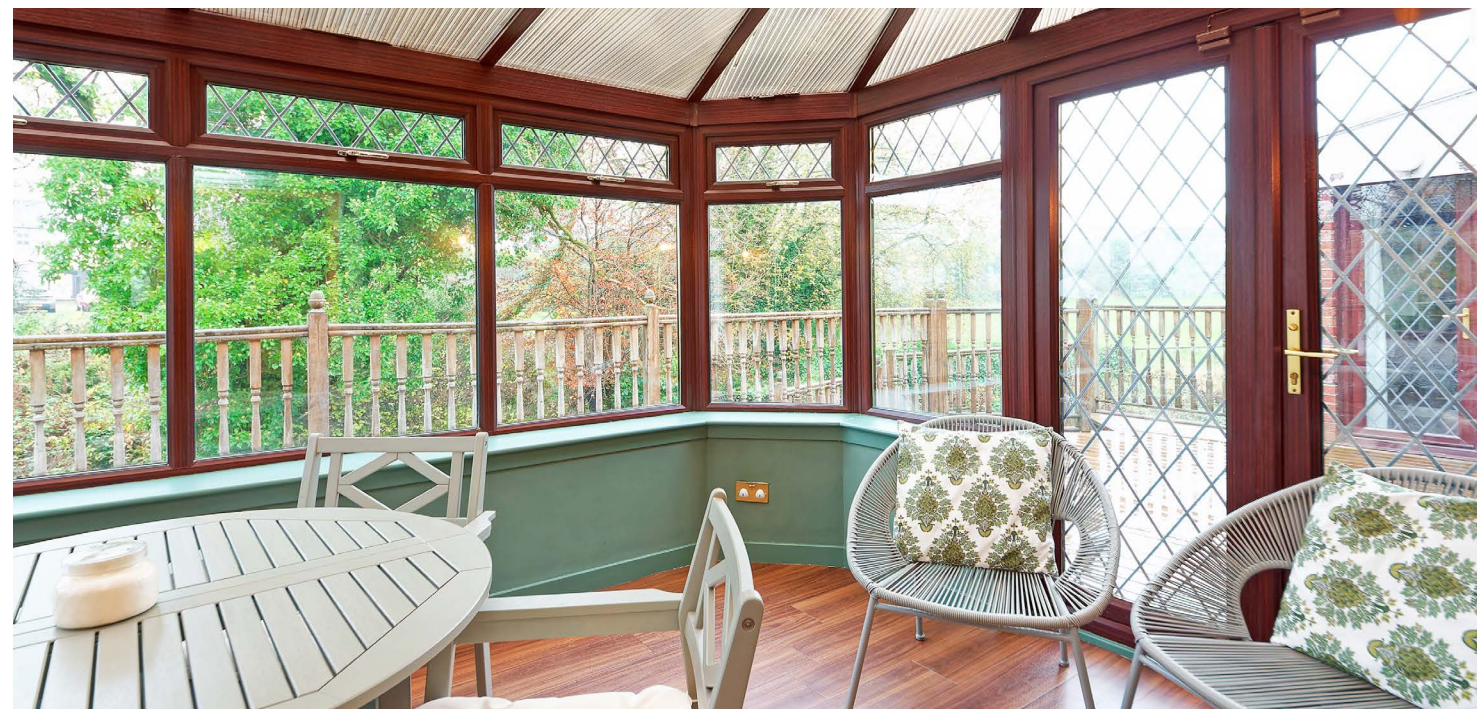
Fernlea is situated in the western section of North Street in the centre of the old village of Houston. A modern attached villa formed by the extension and redevelopment of the original building to provide a stunning contemporary family home that offers an impressive living space of over three thousand square feet. At the centre of this home is a stunning open plan living area containing a modern fitted kitchen open to a dining room and a lounge with French doors to the conservatory. The kitchen features composite work tops, a range cooker with extractor hood, fridge freezer, a dishwasher and a large island with an additional sink, a wine chiller, and a breakfast bar area. There is a corner feature fire adjacent to the dining room and a gas fire in the lounge. There is modern sanitary ware in all three bathrooms and the downstairs wc. The specification includes a gas fired central heating system, double glazing, and an integral garage with a remote door control.

The entrance vestibule has twin glazed doors into the L-shaped reception hallway with a stair to the upper floor. Twin doors open into the open plan living, dining and kitchen area with French doors from the dining area to the large rear deck and a secondary set of French doors from the lounge into the conservatory. A spacious utility room has fitted furniture with space for laundry appliances, a wc and access to the garden. There is a family room with French doors to the rear decking, two ground floor bedrooms, one with entry to a study and a modern bathroom.

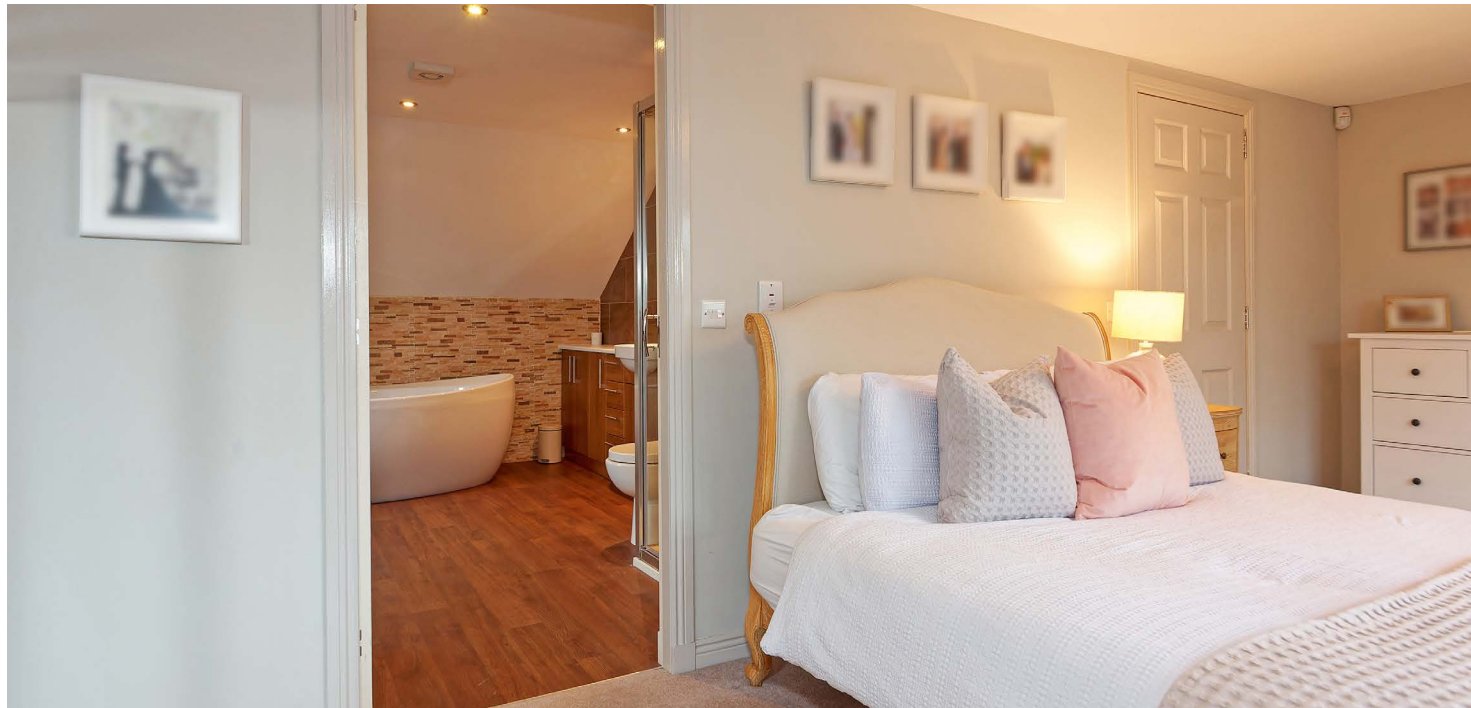
The upper floor features a large central hall with two deep cupboards and velux windows. The third bedroom has fitted wardrobes and a luxury ensuite bathroom with a freestanding bath, a corner shower area, wash basin and a wc. There are two double bedrooms, both with fitted wardrobes and a modern shower room.

The front gardens feature a large double driveway leading to the garage with a front lawn. The landscaped rear gardens have a main lawn bounding onto the stone lined bank of Houston Burn. A large timber deck provides a lovely space for outside dining with entry to several rooms.





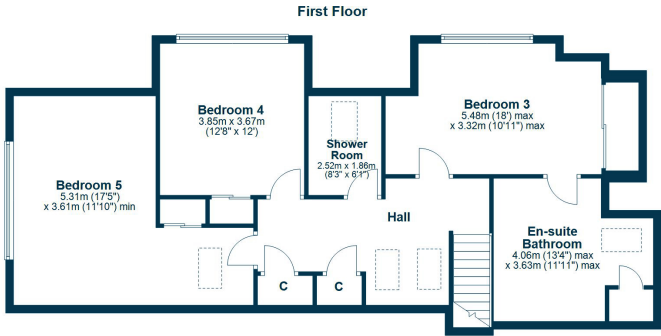
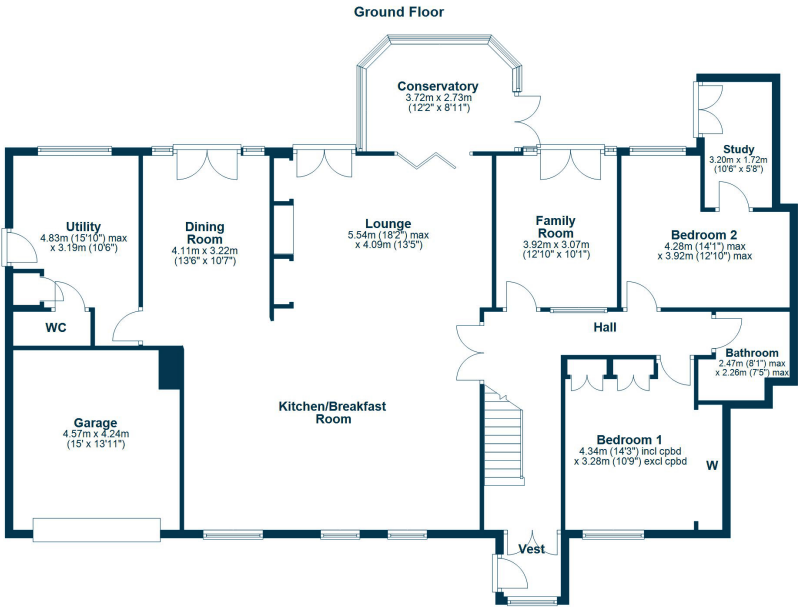
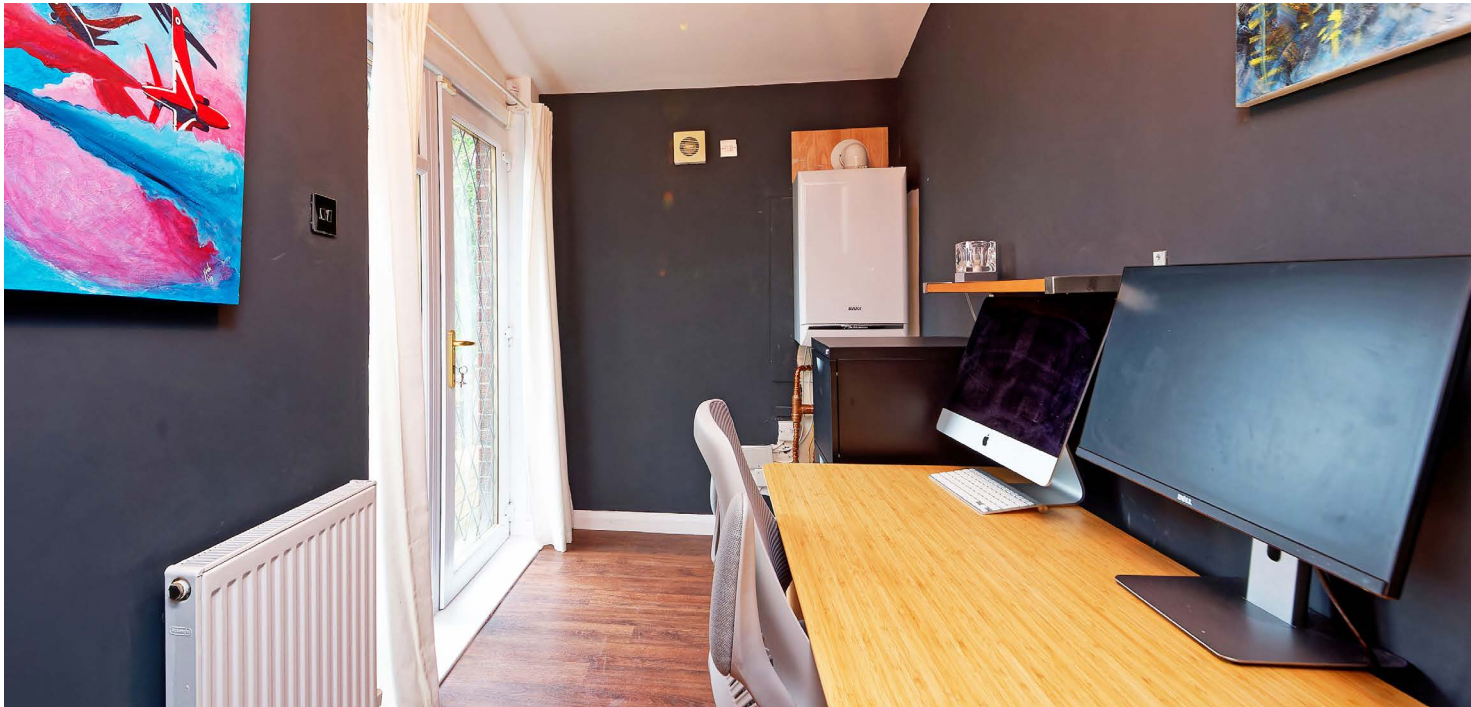












The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including 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.

**BW2524** | Sat Nav: Fernlea, North Street, Houston, PA6 7HB

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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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