



cochrandickie  
ESTATE AGENCY

23 Fulton Gardens,  
Houston PA6 7NU

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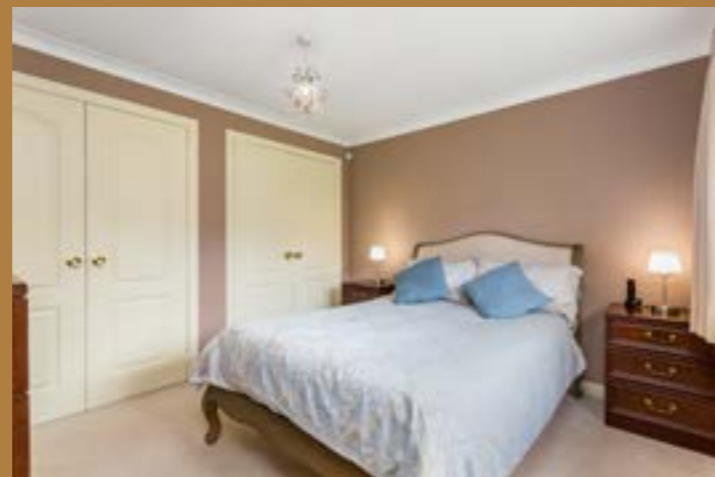


Situated in this much admired cul de sac and one of only ten bungalows in the estate is this fantastic detached bungalow beautifully presented throughout.

Providing impressive neutral all on the level accommodation of ninety seven square meters comprising of an entrance vestibule, broad reception hallway with ample storage on both elevations, front facing lounge with open plan dining room off, a breakfast kitchen with a selection of wall & base units, separate utility off with plumbing and a door leading directly to the rear garden. There are two double bedrooms, the principal bedroom having double built-in wardrobes and a fully tiled en-suite shower room. The second bedroom also has the benefit of built-in wardrobes and a second single storage cupboard. Completing the accommodation is a fully tiled bathroom with WC, wash hand basin and bath.

Externally there is a substantial monobloc driveway running adjacent to the property to a single garage with electric up & over door. To the front is a stone chipped area for easy maintenance and to the rear a private lawn garden bordered by a mature hedge and timber fencing. The specification also includes gas central heating, double glazing and a security alarm system.

Houston is a residential area which is an ideal base for the commuting client, being a drive away from the bypass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow city 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.





EPC rating

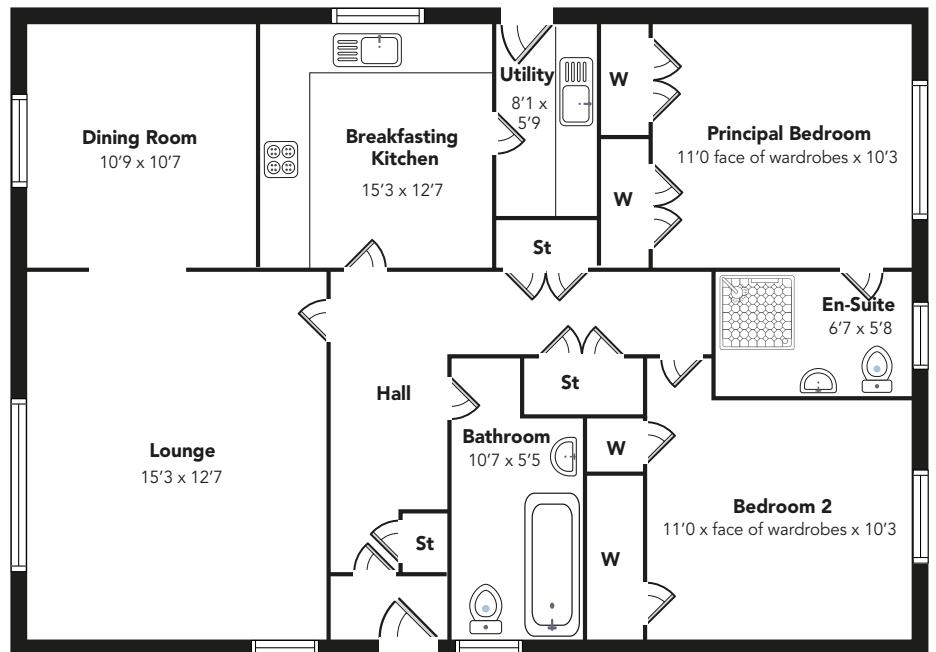
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Office

Bridge of Weir

**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale

Produced by Plushplans

## Our Offices

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