



cochrandickie
ESTATE AGENCY

4 Fleming Way,
Gryffe Meadows, Houston PA6 7FF

www.cochrandickie.co.uk







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Situated in the Gryffe Meadows estate completed by Stewart Milne in 2017 is this stunning 'Hampshire' style detached villa set in a very attractive cul de sac setting of only seven properties.

A welcoming reception hallway leads directly to the front facing lounge, which has a feature wall built in electric fire and a box bay window. The living dining breakfast kitchen is at the rear and stretches the entire width of the property. There is a breakfast bar for casual dining, wall & base units with integrated Smeg appliances that includes oven, microwave, hob, extractor hood, dishwasher & fridge freezer as well as a laundry zone that has storage and plumbing. A separate door gives access to the side elevation. Completing the ground floor is a WC with wash hand basin and vanity unit.

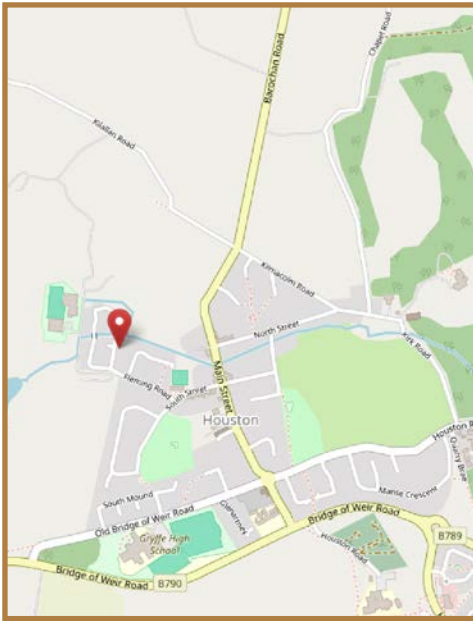
A carpeted stairwell leads to the upper hallway, four bedrooms and the family bathroom. The principal and guest bedrooms both have en-suite shower rooms with the family bathroom enjoying both bath and shower. The principal bedroom also benefits from a walk-in wardrobe and both guest bedroom and bedroom three having built-in fitted wardrobes. The property boasts an exceptional amount of cupboard storage space over both levels.

The specification includes gas central heating, double glazing & a security alarm system,

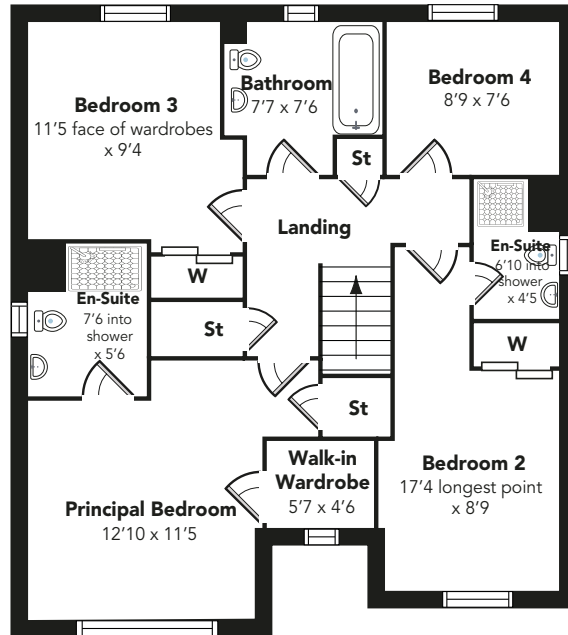
A distinctive feature of this particular family home is the landscaped gardens to the rear. Externally to the front is a lawn bordered by a laurel hedge and a monobloc double drive leading to the single integral garage. The stunning rear garden is substantial for a modern estate with Indian sandstone patio area providing space for alfresco dining complete with glass balustrade and steps down to a further patio area and shed. There is a section of artificial grass too for easy maintenance.

Houston is a residential area which is an ideal base for the commuting client, giving ideal access to the bypass which links up with the M8 motorway. Houston is also within the Gryffe school catchment area and the village itself is within walking distance and has a range of local shops and amenities as well as social and recreational facilities that includes Strathgryffe Tennis Club zoom from the property.

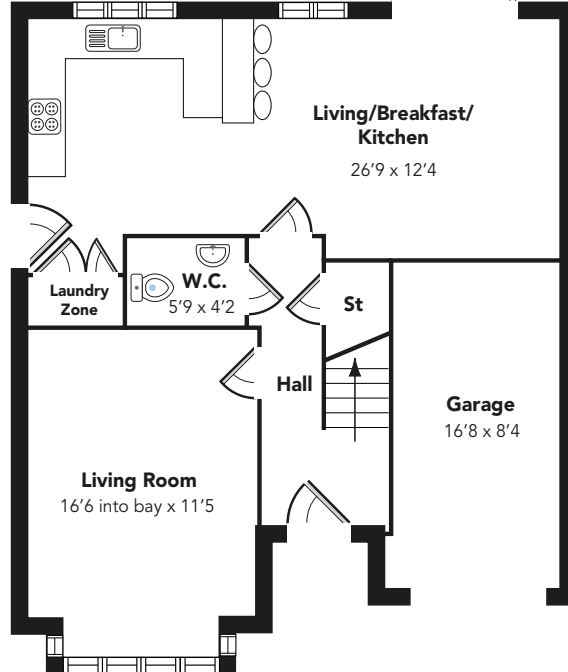




FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)

EPC rating

C

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.

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