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ESTATE AGENCY

11 Broomfield,
Houston PA6 7DH

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Number Eleven Broomfield is set towards the end of a much admired cul de sac architecturally extended and upgraded in certain aspects including replacement roof, kitchen, utility room and bathrooms.

Whilst requiring some decorative upgrading this substantial family villa has accommodation extending to an entrance hallway with WC off, front facing lounge with picture window and a dining room which was converted from the former garage. To the rear is the fantastic family room that extends to 19' and has French doors to the garden. The kitchen and utility room were replaced in September 2024 with ample matching wall & base units and integrated appliances including oven, hob and extractor hood. Access to the garden can also be found from the utility room as can a store room and the rear of the garage.

An open tread carpeted stairwell leads to six bedrooms, five of which are of double proportions. The principal bedroom has a contemporary fully tiled shower room, similar in design to the house bathroom that also benefits from a bath and separate walk-in shower. All but one of the bedrooms benefits from built-in fitted wardrobes.

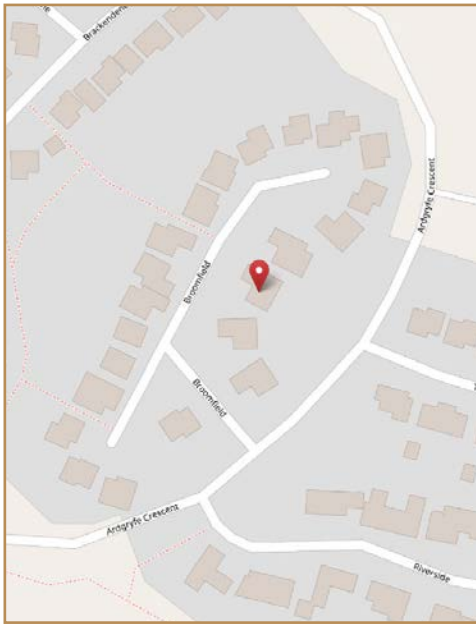
Externally to the front is a driveway leading to the single integrated garage. The fabulous rear garden is arguably one of the largest in the estate and is bordered by mature planting and hedgerow with an ornamental pond as the focal point.

The specification of the property includes gas central heating, double glazing replacement roof, Upvc gutters and fascia boards.

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 for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. This property is also set within the Gryffe catchment area for Gryffe High School, Houston Primary and St. Fillan's Primary Schools.

Houston Village offers a range of local shops and amenities as well as social and recreational facilities.





EPC rating

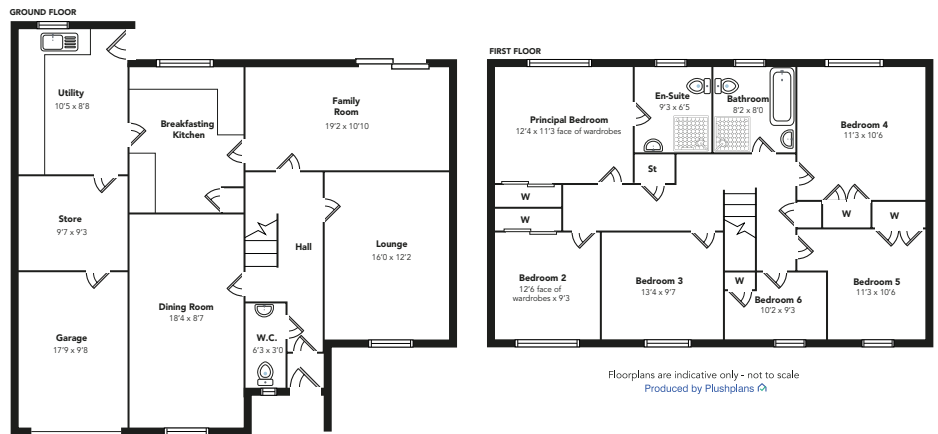
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Office

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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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