



cochrandickie
ESTATE AGENCY

73 Locher Crescent,
Houston PA6 7NW

www.cochrandickie.co.uk



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Situated towards the end of a much admired cul de sac is this rare to the market detached bungalow neutrally presented throughout.

Providing impressive all on the level accommodation extending to 110 square metres comprising of an entrance vestibule leading to a broad reception hallway with ample storage and a front facing lounge with a set of double doors leading to a separate dining room off. To the rear is a breakfast kitchen with a selection of wall & base units and integrated appliances including oven, hob, extractor hood & a utility room with plumbing, storage cupboard and a door leading directly to a well proportioned conservatory with access to a level South West facing rear garden.

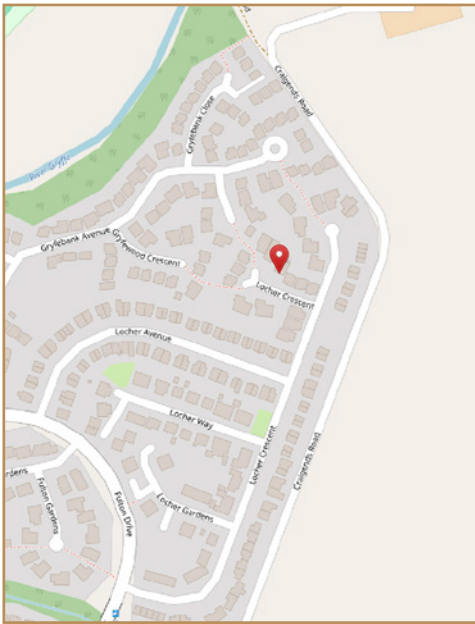
There are three double bedrooms, each with built-in fitted wardrobes and the principal bedroom has a garden view and a contemporary fully tiled en-suite shower room. Completing the accommodation is the house bathroom with WC, wash hand basin and corner bath.

Externally the substantial driveway has monobloc and leads to the single attached garage with front and rear access. The pathway to the rear garden has concrete printed cobbled paths which lead around to the rear patio that has fantastic privacy and the ideal orientation.

The specification also includes Hive controlled gas central heating with combination boiler and living flame gas fire & double glazing.

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 and the Gryffe catchment area is the respected Gryffe High School and two Primary Schools.





EPC rating

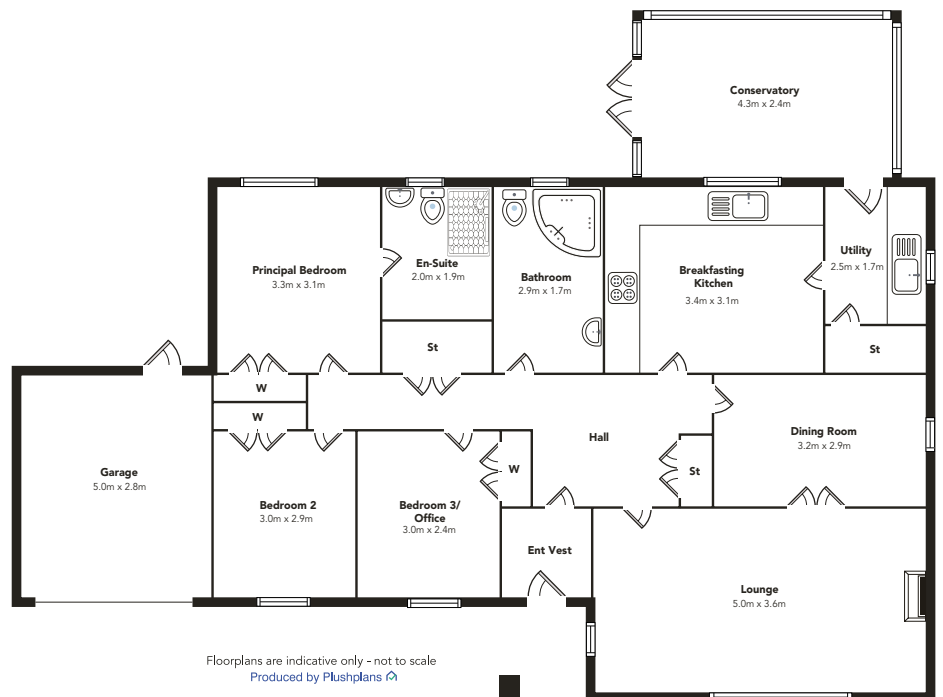
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Bridge of Weir

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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