



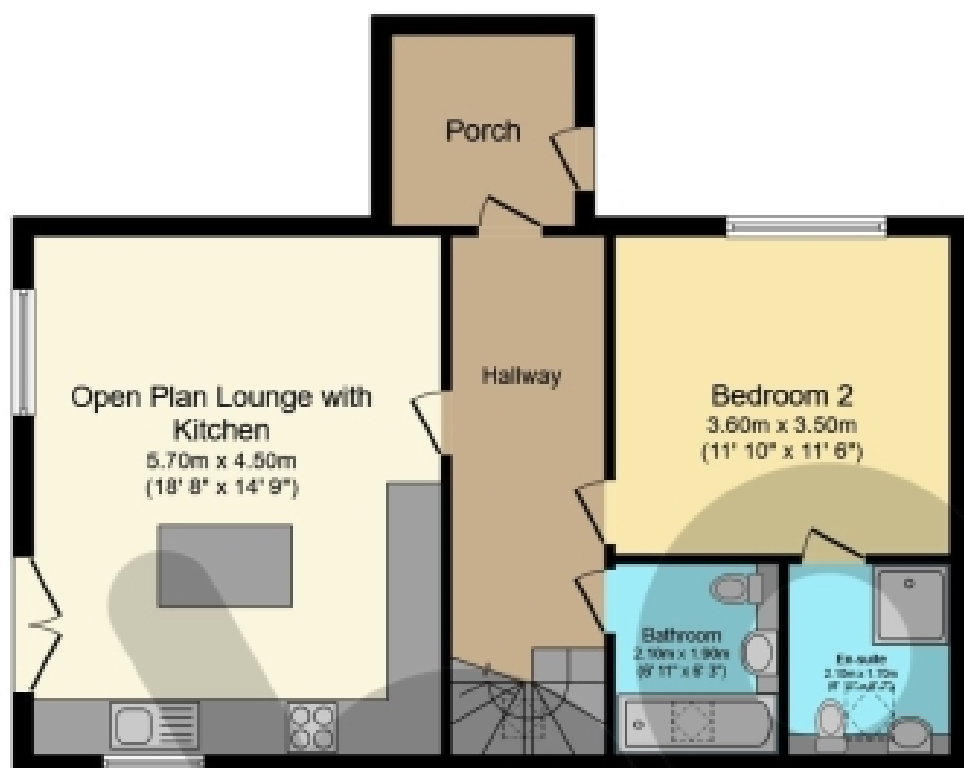
**Selvieland Farm Cottages Houston Road, Houston**

**Offers Over £310,000**



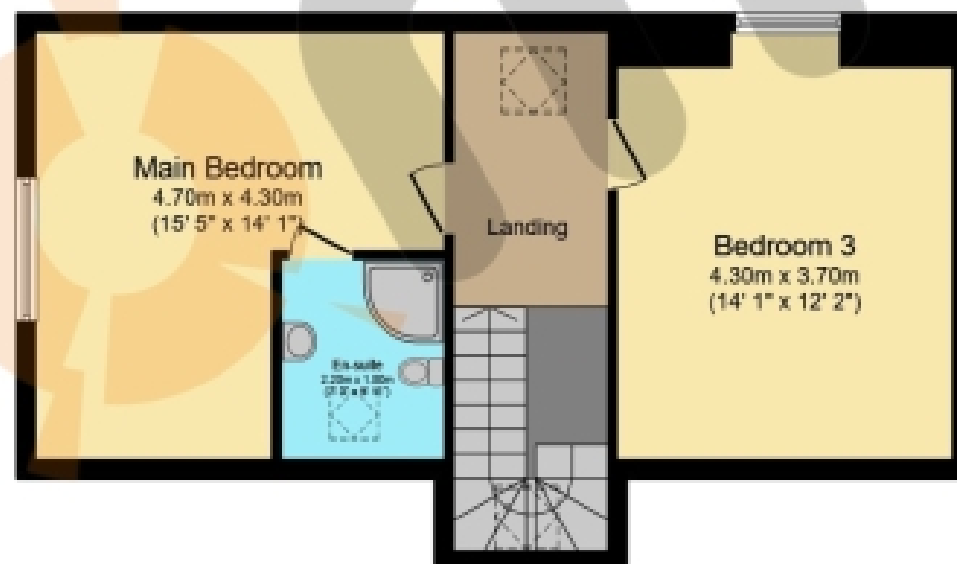






## Ground Floor

Floor area 62.0 m<sup>2</sup> (667 sq.ft.)



## First Floor

Floor area 49.1 m<sup>2</sup> (529 sq.ft.)

**TOTAL: 111.1 m<sup>2</sup> (1,196 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* RURAL FAMILY HOME IN PICTURESQUE SETTING \* FRESH BRIGHT DÉCOR THROUGHOUT \* HIGH QUALITY INTEGRATED APPLIANCES \* SHORT DRIVE TO M8 AND GLASGOW AIRPORT \* GRYFFE CATCHMENT \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to Selvieland Farm Cottages, a refurbished rural family home in a sought after area of Renfrewshire and located within the Gryffe High School catchment area.**

To the front of the property, is an allocated parking space, allowing convenient and safe off street parking; the property also comes with a garage. Entering the property itself, you are presented with a welcoming entrance hallway.

There is an open plan lounge/diner, giving the property a sociable feel. It is decorated with bright and fresh neutral décor throughout, making the property a blank canvas for any prospective buyers. The subtle grey wall and base mounted cabinetry pairs well with the décor. There is a range of quality integrated appliances, comprising of an oven/grill, five ring gas hob, extractor hood, dishwasher and fridge freezer.

Bedroom three is on the ground floor and features an en-suite shower room. Completing the ground floor is the three piece family bathroom, with w.c. and wash hand basin encased within a stylish vanity unit. There is also a bath with over head shower.

On the first floor of the property, you will find two other double bedrooms. The master bedroom also features an en suite shower room.

To the rear of the property, is a private garden, the ideal space for children and pets alike. There is also a garage allocated to the property.

The property further benefits from gas central heating & double glazing throughout.

Selvieland Farm Cottages are nestled in the heart of rural Renfrewshire. The development benefits from falling within the Gryffe catchment which encompasses Houston Primary School, St Fillan's Primary School as well as Gryffe High School; all of which are highly regarded. For local independent schooling, a short drive is the village of Kilmacolm where you'll find both St Columba's Junior and Senior schools which boast an enviable academic record.

You'll be spoiled for choice with the abundance of countryside walks surrounding the development. Immerse yourself in the rolling hills of Renfrewshire and the serene flow of the River Gryfe, offering a peaceful escape that feels a world away.

The village of Houston boasts great amenities including local shops, doctor's surgery and a dental practice. There are also leisure facilities to be found in Houston including a bowling club plus a tennis and squash club. There are two golf clubs close by in the neighbouring village of Bridge of Weir. Also nearby is the village of Bishopton with the renowned Ingliston Equestrian Centre and Bishopton also has a train station.

**\*\*Please note: Some images in this listing have been digitally enhanced using AI technology for illustrative purposes \***

Any areas, measurements or distances quoted are approximate and our Floor Plans are only for illustration purposes and are not to scale.

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