



Berl Avenue, Houston

Offers Over £289,995





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to No. 10 Berl Avenue and this rarely available detached home set within an ever-popular Houston locale. This property has been lovingly decorated throughout offering to the market flexible and stylish accommodation – a truly ideal family home.

To the front, the property has a low maintenance lawn and monobloc multi-car driveway leading to a detached garage, offering ample off-street parking solutions. Entering into the property, we are welcomed into the inviting reception hallway, where neutral toned carpets and wall coverings set the stylish tone for the remainder of the property. The family lounge is spacious in size with ample room for a range of furniture configurations. Soft, neutral décor is featured throughout, and a large window formation floods the room with an abundance of natural light, helping to create a truly relaxing space to unwind. There is a second public room which is ideally utilised as a formal dining room by our clients, providing a lovely surround for the entire family to enjoy meals together.

The kitchen has been upgraded in a modern style, with sleek white wall and base units, butcher-block effect worksurfaces and complimentary toned floor tiles. There are a host of integrated appliances including 4-ring ceramic hob, electric oven/grill, extractor hood, dishwasher and stainless-steel double sink with drainer. There is ample under counter/freestanding space for a washing machine and fridge freezer. An open plan design gives way to the bright and airy conservatory space which lends itself as an ideal family space, utility room or casual dining setting.

One of the four bedrooms is located on the ground floor, currently utilised as a family playroom, featuring generous dimensions and a patio door providing direct access to the lovely rear garden. Completing the downstairs accommodation is the three-piece shower room comprised of w.c., wash-hand basin and walk in shower with sleek glass screen. A carpeted stairway gives access to the upper level where the remaining three well-proportioned bedrooms are housed. Bedroom One has the added benefit of fantastic in-built wardrobes and a convenient, adjoining W.C. The pristine family bathroom is fitted with chic floor and wall tiles and is comprised of w.c., pedestal hand wash basin and bath with shower overhead. The extensive rear gardens have been privately enclosed with timber fencing, creating a safe and secure space for both kids and pets. Featured is a low-maintenance lawn, sociable patio areas and woodchipped section – perfect surrounds to entertain, relax or play.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

The ideal location means that this property is within the catchment area for the revered Houston Primary School, St. Fillans Primary and Gryffe High School. The village boasts fabulous amenities including local shops, a doctor's surgery, and a dental practice. Leisure facilities include a bowling club and a tennis and squash club. There are two golf clubs in the neighbouring town of Bridge of Weir and Ingliston Equestrian Centre is less than a twenty-minute drive. Bus links give regular access throughout the area, into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre, and Glasgow City Centre.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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