



**41 Houston Road, Crosslee, Houston**

**Offers Over £145,000**





## Floor Plan

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

## THE PROPERTY

Welcome to No 41. Houston Road. This fabulous upper cottage apartment offers to the market a strikingly spacious, flexible, and fashionable accommodation, ideally suited to a wide range of buyers from growing families, first time purchasers and investors alike. The property has been lovingly renovated with brand new carpets and fresh décor featured throughout.

A secure main door entry provides access to the carpeted stairway which leads to the apartment situated on the upper level. Upon entering the apartment, we are welcomed into the warm and inviting reception hallway which provides access to all rooms.

The family lounge is spacious in size and has been decorated in sumptuous neutral tones, with complimentary carpets and wall coverings working cohesively with the focal point fireplace to create a truly calming space for the entire family to relax and unwind. Additionally, the room is flooded with an abundance of natural sunlight thanks to the delightful bay window formation.

The kitchen is modern in style with an array of wood-effect wall and base units which are paired with granite effect worktops and similarly toned tiled surrounds and floor coverings. There are a host of quality integrated appliances including a 5-ring gas hob, electric oven/grill, chimney extractor cooker hood and stainless-steel sink, as well as ample under counter space for additional appliances such as washing machine and dishwasher.

Housed within the property are three generously proportioned bedrooms, with bedroom one benefitting from fabulous in-built storage solutions. Completing the accommodation internally is the family bathroom which has been newly renovated in a contemporary style boasting sleek chrome fixtures and fittings and comprises of w.c, wash-hand basin, chrome towel rail and bath with thermostatic shower and waterfall head.

Externally, the property boasts private and extensive wrap around gardens to the front and rear, laid mainly to lawn with drying green and convenient garden storage sheds. This property further benefits from gas central heating and double glazing providing the entire home with a lovely warmth all year round.

The property is ideally located for families, with an access path to the rear leading to the local Houston Primary School which is only a short walking distance away. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)