

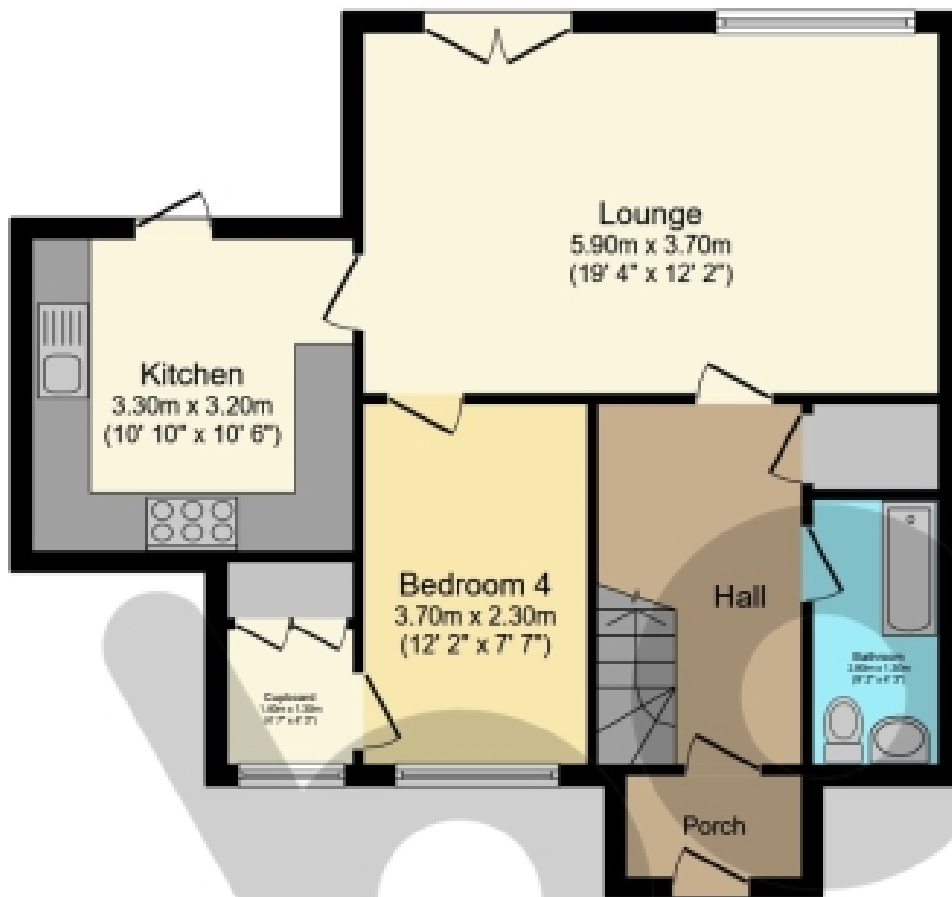


**7 Selvieland Farm Cottages Houston Road, Houston**

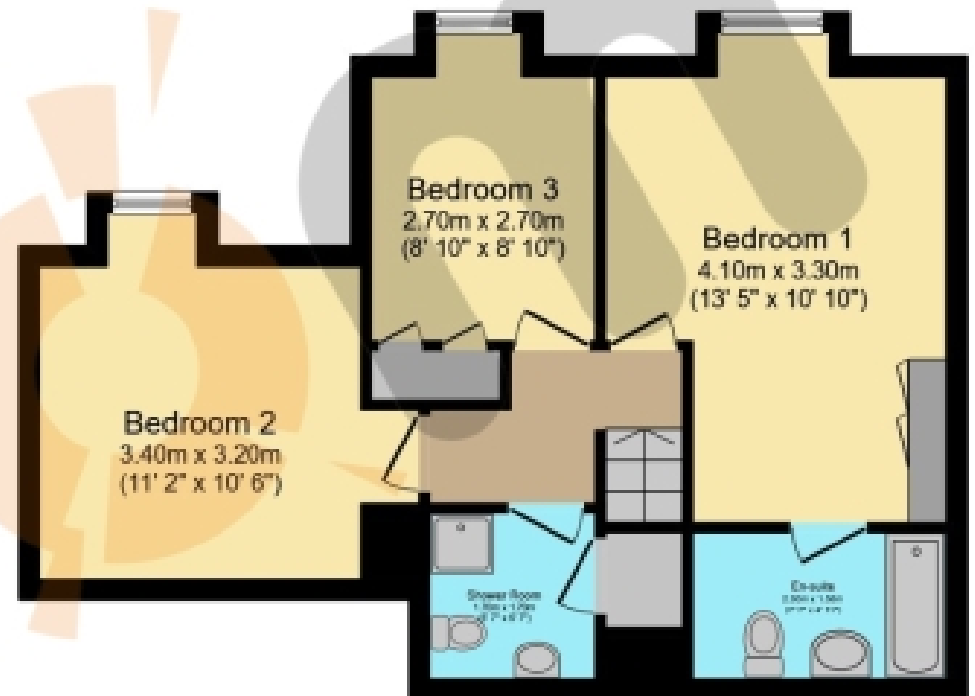
**Offers Over £399,000**







**Ground Floor**  
Floor area 60.3 sq.m. (649 sq.ft.)



**First Floor**  
Floor area 48.1 sq.m. (518 sq.ft.)

**Total floor area: 108.4 sq.m. (1,166 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

TURN KEY CONDITION. Set in the heart of the Houston countryside, this IMMACULATE FOUR-BEDROOM home offers modern living with rural charm. Featuring a NEW HIGH-SPEC KITCHEN, bright lounge with garden access, CONTEMPORARY BATHROOMS, and stunning views. The ideal family home within the Gryffe High catchment. 7 Selvieland farm is a charming countryside property with 4 bedrooms and 3 bathrooms making it perfect for families of all sizes. The tranquil surroundings also make for a lovely environment for both young and older children to grow up.

The lounge is a highly versatile space with plenty of space for a variety of furniture configurations, plus neutral décor with sleek French doors leading to the back garden. The ultra-modern kitchen is newly fitted with hi end appliances.

The ground floor also has bedroom four and a family bathroom. Bedroom four has a large picture window and walk in wardrobe for extra storage space and the family bathroom has elegant grey tiling.

Going up the stairs you will be met with the master bedroom which has mirrored sliding door wardrobes and a convenient en suite. Bedrooms two and three are further spacious apartments providing flexibility of use, and bedroom two also has mirrored sliding wardrobes. The family shower room is also located and easily accessed from all first-floor rooms.

The back garden is a vibrant area with stunning picturesque views of the surrounding landscape and is highly adaptable.

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.

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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