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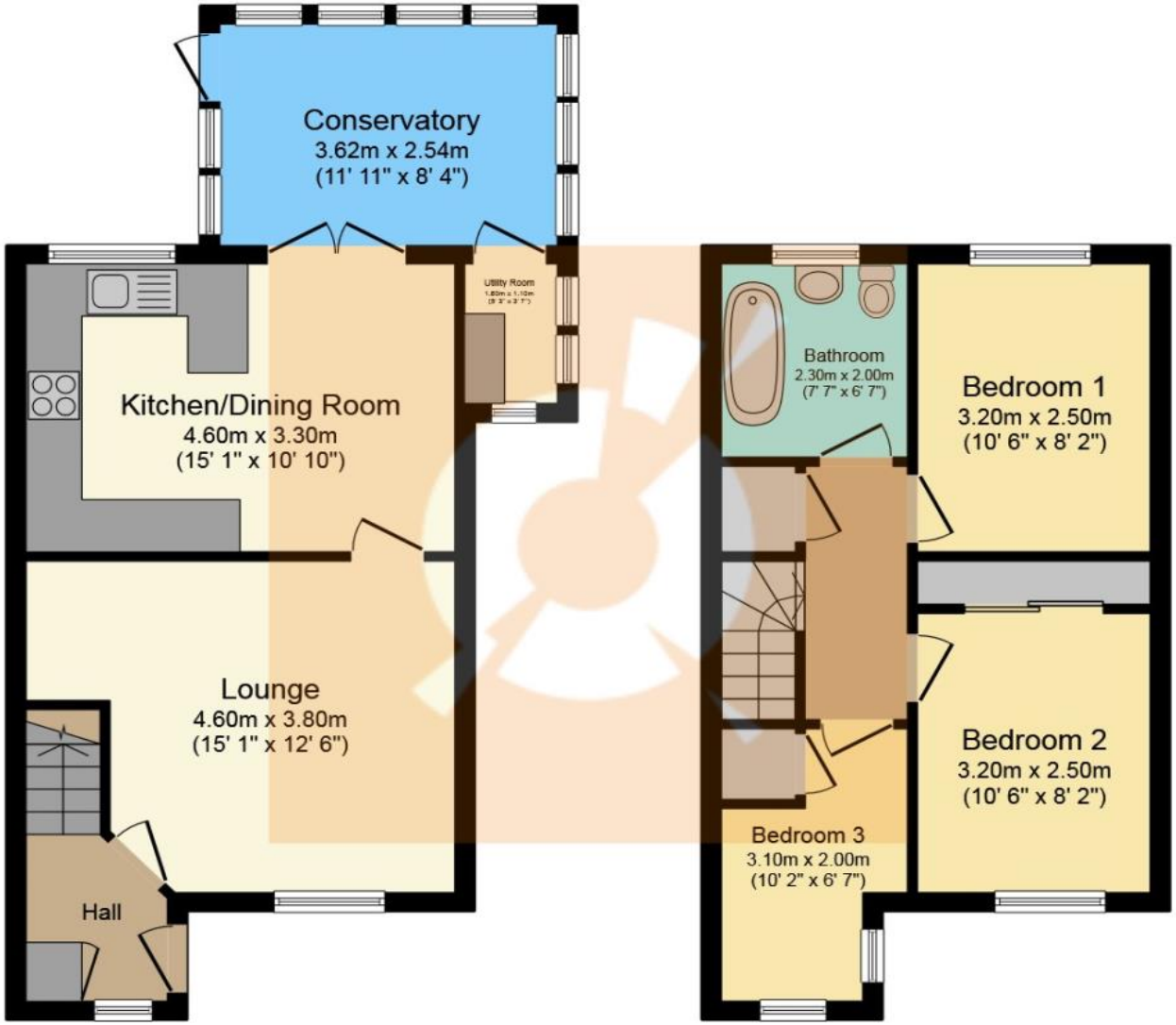
17 Locher Way, Houston

Offers Over £195,000



Ground Floor **First Floor**

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

THE PROPERTY

Welcome to No. 17 Locher Way and this well presented three-bedroom semi-detached villa situated within a highly sought-after development. The property is sure to appeal to a range of buyers including first time purchasers and growing families alike.

To the front of the property there is a multi-car monobloc driveway offering plentiful off-street parking. Entrance to the property is via the welcoming reception hallway and in turn into the lounge. The elegant family lounge is spacious and has been tastefully decorated with neutral fitted carpets and contemporary wall coverings. The lounge is bright and airy with thanks to the large double glazed window formation which floods the room with natural sunlight.

The recently installed fitted kitchen is ultra-modern and has storage in the form of white base and wall mounted units with contrasting wood effect countertops, which create an efficient workspace. Integrated appliances include five ring gas hob with extractor hood, oven/grill, microwave and stainless steel sink with mixer tap. There is further space for a free-standing American style fridge freezer and dishwasher. There is also a separate utility room for additional appliances such as washing machine and tumble dryer. The kitchen also has ample space for a dining table and chairs - perfect for enjoying an evening meal. There is also extra seating at the breakfast bar for a more casual dining experience.

French doors from the dining area lead you into the conservatory which provides an additional informal sitting room and is the perfect spot to relax and take in the garden views. The low maintenance rear garden is made up of a paved area, synthetic lawn, and a sociable decked patio area - ideal for entertaining guests or dining al fresco in the summer months.
The upper level can be accessed via the staircase with fitted carpets and white timber banister. On this level there are three bedrooms, of which the master benefits from fitted wardrobes. The third bedroom offers a variety of uses as it is currently being utilised as a dressing room and can easily be made into a home office for those working from home.

This fantastic internal accommodation is completed by the pristine family bathroom which comprises of a w.c, wash hand basin and bathtub. Chrome fixtures and fittings can be found throughout.
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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