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# TWA 'STANES, 2 LEEBURN AVENUE, HOUSTON

**4 | BEDROOMS    3 | BATHROOMS    3 | PUBLIC ROOMS**

**A stunning, extended and modernised four bedroom family home set within landscaped gardens in a popular cul-de-sac location.**

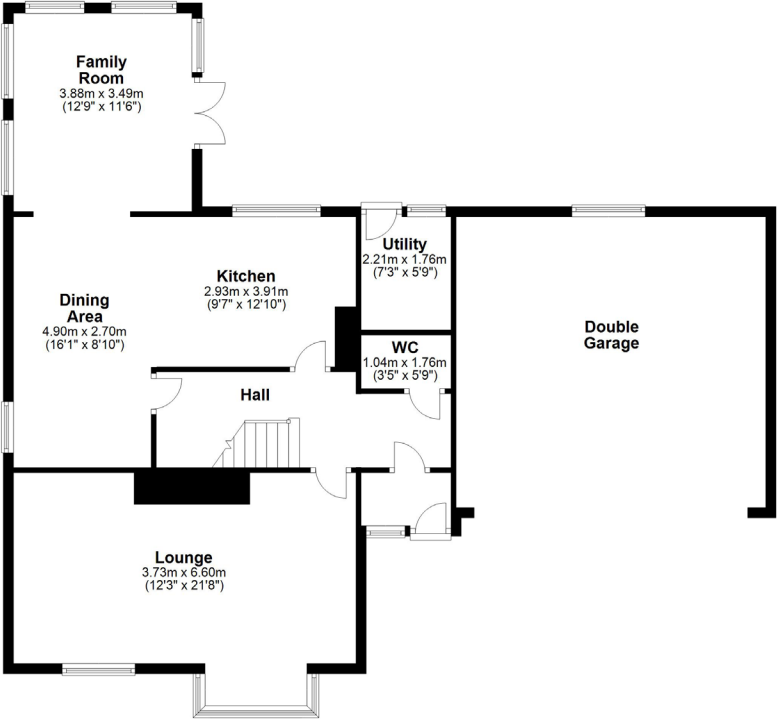
A beautifully presented detached villa positioned in corner landscaped gardens on Leeburn Avenue within the West Renfrewshire village of Houston. This established residential cul-de-sac is positioned adjacent to mature woodland at the River Gryffe. The gardens include a driveway, a double garage and landscaped rear garden with a covered patio area. The property benefits from a significant redevelopment including a substantial rear extension. It offers spacious and beautifully presented family accommodation. Planning permission was granted in 2017 to extend the first floor accommodation to provide a five bedroom layout.

The entrance vestibule opens into the welcoming reception hallway with a cloakroom/WC and stairs leading to the upper floor. The striking lounge extends to almost 22 feet in length with a front facing window, a box bay window and a fireplace with open fire. The upgraded kitchen has an attractive range of traditionally styled fitted kitchen furniture with timber worktop surfaces, a Range style cooker with cooker hood and open plan access to the spacious dining room. The dining room has twin double glazed French doors leading into the rear sun room extension. This beautiful room is bathed in natural light and has French doors opening to a covered outdoor seating area perfect for alfresco dining. There is a fitted utility room.

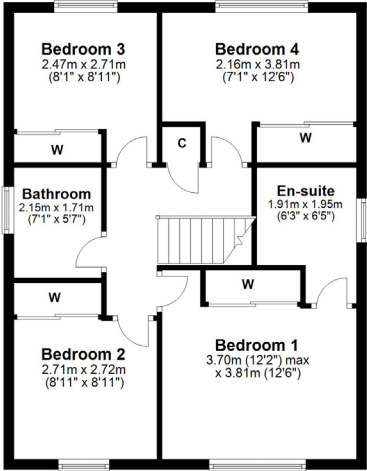
The upper floor of the property has a central hallway with a store cupboard and entry to the principal bedroom with fitted wardrobes and a modern en-suite shower room. There are three further bedrooms all with fitted wardrobe storage and an upgraded family bathroom. The attic provides storage space and there is a double garage.

The specification of this beautifully presented modern home includes gas-fired central heating and double glazing.

Ground Floor

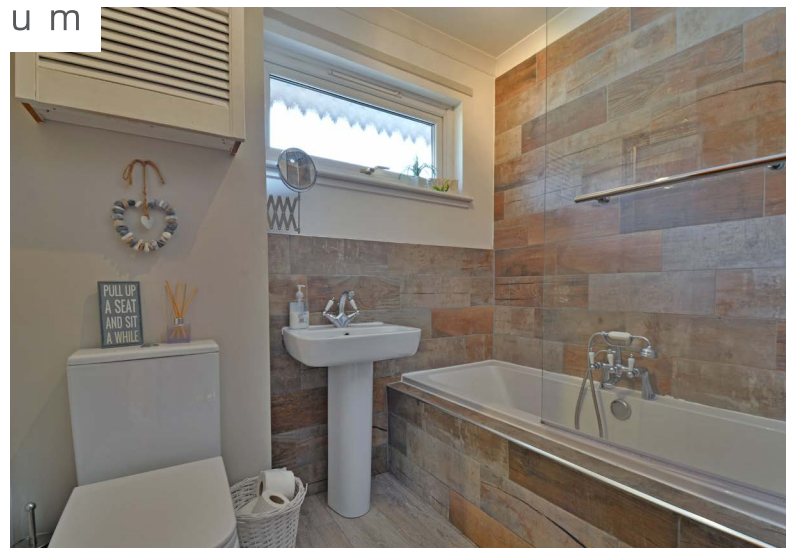
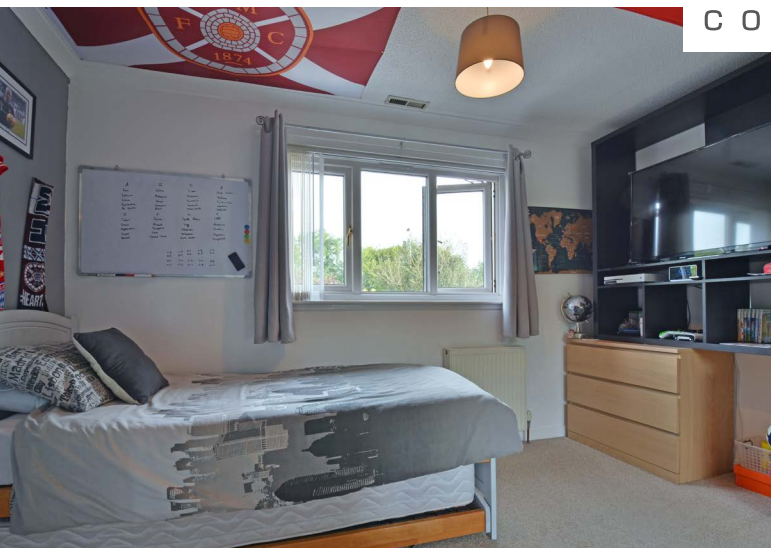


First Floor





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## **LOCAL AREA & AMENITIES**

The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including the sought after Gryffe High School. There are several golf courses in the local area, equestrian facilities at Ingliston, a bowling club and Strathgryffe Tennis, Squash and Fitness Centre.

For The Full Home Report Visit:

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