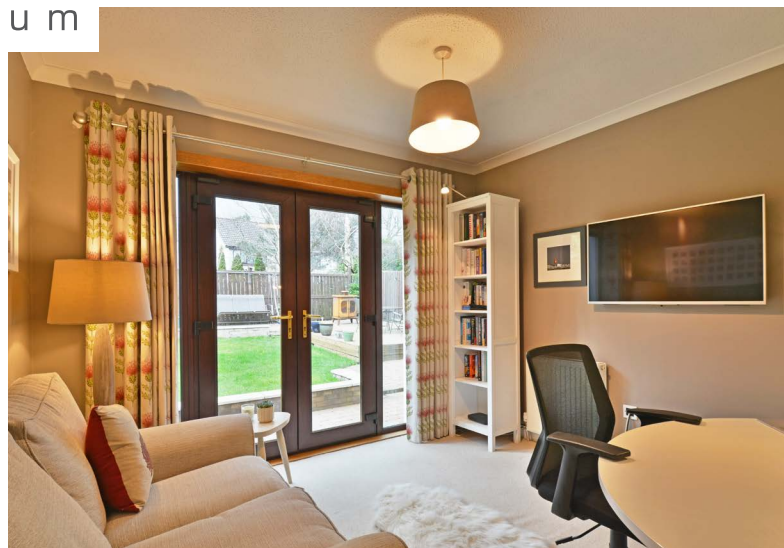






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13 VIKING CRESCENT, HOUSTON

4 | BEDROOMS 3 | BATHROOMS 2 | PUBLIC ROOMS

A beautifully presented four bedroom detached villa positioned in landscaped private gardens in this popular residential area of Houston.

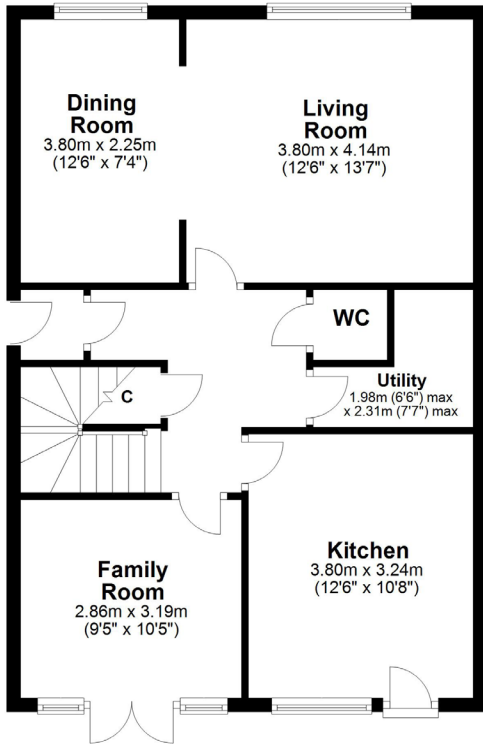
An impressive modern detached home offering family accommodation of seven principal apartments formed over three levels. The home is presented in good decorative order and benefits from modern fittings within the bathrooms and kitchen. The specification includes a gas fired central heating system and double glazing.

The accommodation comprises of an entrance vestibule leading into the central reception hallway which has entry to a downstairs cloakroom/WC. The spacious lounge has a front facing window formation and is semi open plan to the adjacent dining room. The family room has patio doors overlooking the landscaped rear garden and there is a modern fitted kitchen with space for a casual dining table and chairs. The utility room has fitted furniture with space for laundry appliances.

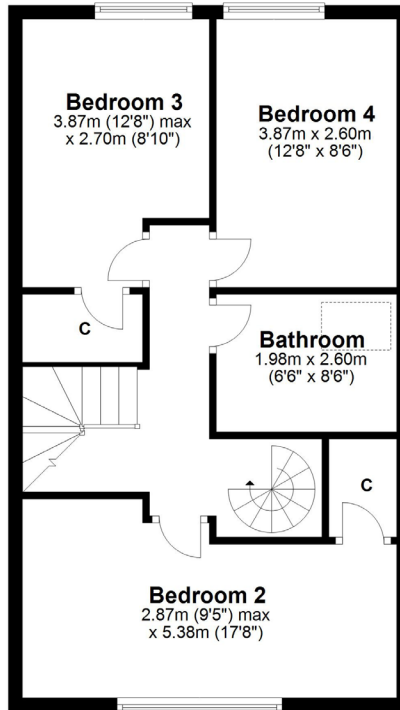
The first floor level of the property contains a large double bedroom along the rear elevation of the property with views over the gardens. There are two front facing bedrooms and a modern family bathroom with a WC, wash hand basin, bath and separate shower area. A spiral stair leads to the converted attic level of the property with a hallway containing storage and entry to the principal bedroom. This has fitted mirrored wardrobes to either side of the entrance hall, sloping ceilings to either side and Velux windows. There is an additional shower room with a modern suite on the top floor level.

The property is set in level landscaped gardens on Viking Crescent. A flagstone driveway provides off road parking for several vehicles and leads to a single garage. The property benefits from a car charging point for electric vehicles. There is a lawn area to the front. The rear gardens have been landscaped with patio and terrace area along the rear elevation of the house and a central lawn area with a further patio and terraced area to the rear. The garden bounds onto an area of Woodland dividing the property from the next development at Beatrice Gardens.

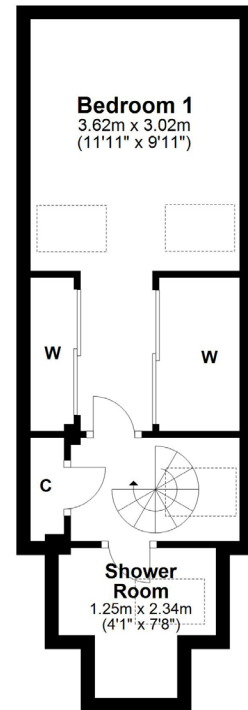
Ground Floor



First Floor



Second 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 leading to Glasgow International Airport and Glasgow City Centre. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast with park and ride facilities. 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.

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