



**56 LOCHER CRESCENT**  
HOUSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A superb three bedroom semi detached villa presented in 'move in' condition and set within spacious level gardens which enjoys stunning views over neighboring fields.**

Situated on the preferred side of Locher Crescent which allows stunning views from the rear to nearby fields is this charming three bedroom semi detached villa presented in excellent decorative order throughout. The property is positioned within the sought after West Renfrewshire village of Houston which boasts excellent local schooling and convenient access to transport links to Glasgow City Centre and Glasgow Airport.

The accommodation comprises of an entrance vestibule with a storage cupboard and access thereafter into the broad lounge. The lounge has a large front facing window, stairs to the upper level and quality laminate flooring that extends throughout the ground floor. At the rear of the property is a stunning contemporary fitted kitchen boasting a host of storage units, stylish worktops, integrated appliances and a breakfasting bar. There are double doors leading from the kitchen directly to a rear decking in the back garden.

The upper level of the property has a central hallway with a cupboard and access to the loft. There are two double bedrooms, one of which has built in cupboards, and a further single room. The single room is currently used as a study room and features dual aspect windows and a large over stair cupboard. There is a stylish tiled bathroom with three piece suite in white with electric shower positioned over the bath.

The property sits centrally in a generous plot and boasts a recently completed Monoblock driveway extending along the elevation of the property. The gardens, front and back, are laid with artificial grass for ease of maintenance. The rear garden is fully enclosed and particularly private with a sizeable area of decking and mature trees.

The specification of the property includes modern double glazing throughout, gas fired central heating and an electric car charging port.

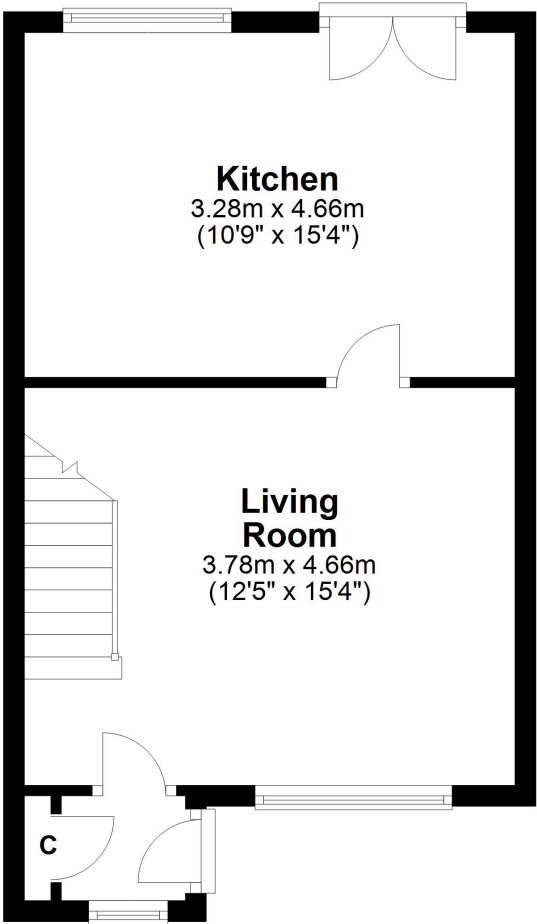




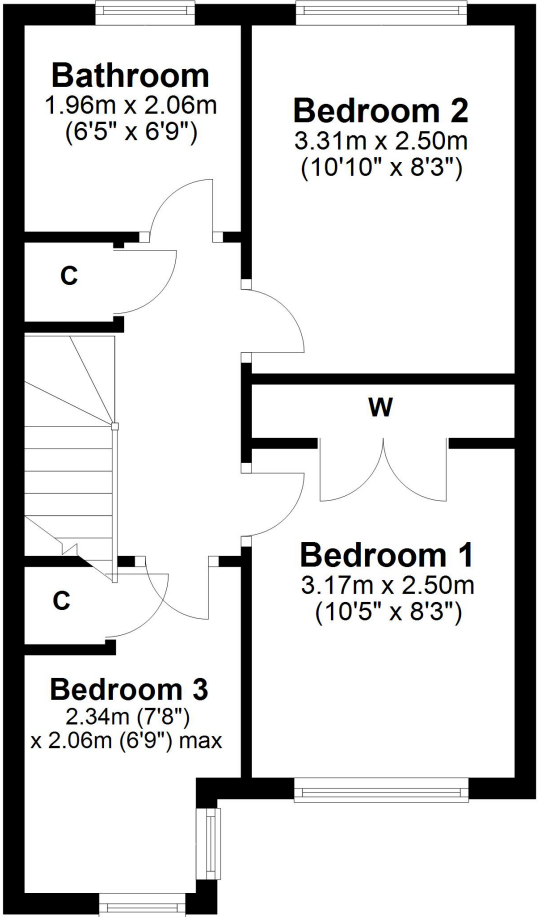




Ground Floor



First Floor



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.

BW2073 | Sat Nav: 56 Locher Crescent, Houston, PA6 6NP

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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