



# 18 CUNNINGHAM GARDENS

## HOUSTON

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A charming modern detached villa extended and upgraded to form impressive family accommodation within this much admired residential cul sac in the West Renfrewshire village of Houston.**

Impressive family accommodation within this stylish modern detached villa in the sought after Cunningham Gardens cul de sac within Houston. The property is set within a level plot with a front lawn area, access path to the front door and driveway providing off road parking and access to the detached double sized garage. The enclosed rear garden has a patio area and terrace area for outside dining overlooking a lawn and there are two external sheds providing additional storage.

The property has been sympathetically extended along the rear elevation and reconfigured to form spacious and flexible family accommodation of seven principal apartments formed over two levels. This has provided an extremely large breakfasting kitchen and utility area which has an extensive range of quality fitted kitchen furniture with composite worktop surfaces and high quality integral appliances. This has a casual dining space and access to the rear gardens. The lounge is a spacious apartment and is now open plan to the dining room within the extension which has a window formation and French doors to the rear gardens. There is modern sanitary ware within the bathrooms and the specification also includes double glazing and gas fired central heating.

The accommodation comprises of a reception hallway with stairs to the upper floor, store cupboard and entry to a cloakroom/WC. The lounge has a feature fireplace at the focal point of the room and open plan access into the dining room with French doors to the rear garden. There is an impressive fitted breakfasting kitchen with a utility space. There is a useful television or family room with a front bay window formation and a home office or study.





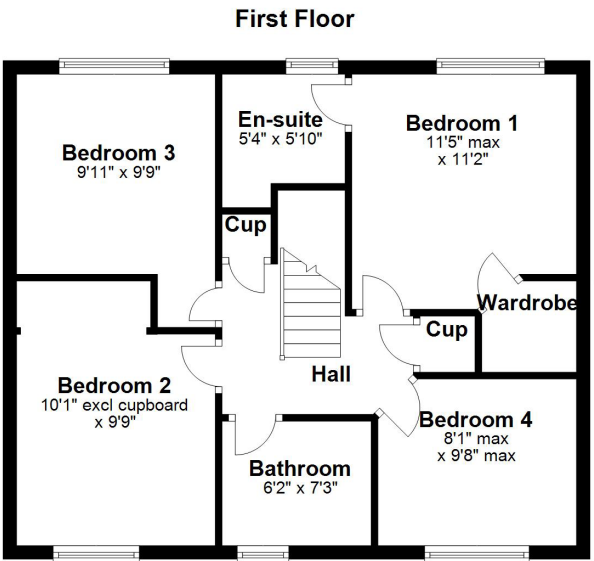
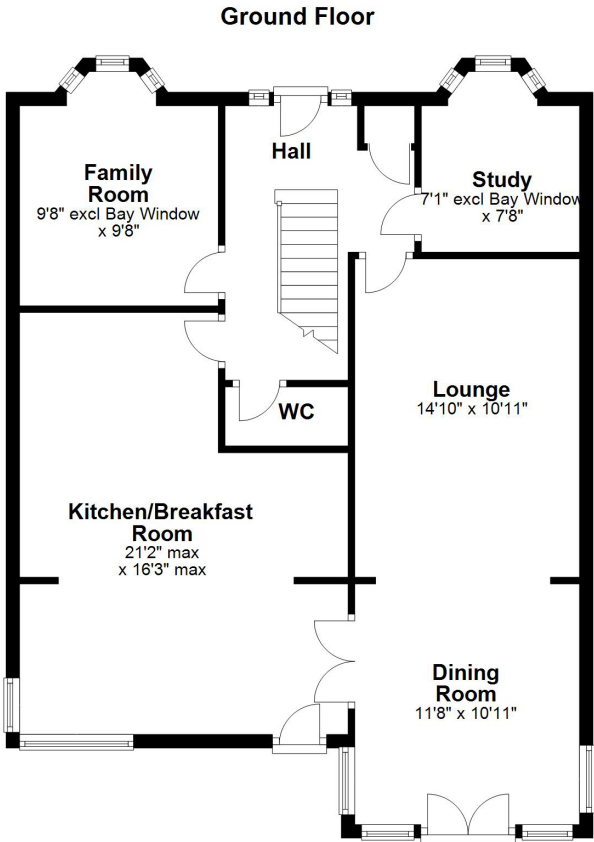












The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including 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.

**BW2108** | Sat Nav: 18 Cunningham Gardens, Houston, PA6 7GA

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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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