



487 BRIERIE HILL ROAD
HOUSTON

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c o r u m



4 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

An exquisite, professionally extended detached villa set within a highly desirable Houston address, presented to the market in immaculate walk-in condition.

This immaculate detached villa situated in a highly desirable area within Houston, is presented to the market with bespoke fixtures and fittings throughout complimented by contemporary décor, no expense has been spared by the owners.

There is Karndean flooring in the reception hall which flows into the garden room and dining kitchen with bay style French double-glazed doors.

The home has been professionally extended to the rear, adding superb additional living and bedroom space whilst still retaining a generous garden, there is an additional green space of approximately one acre which this home has access to, shared between several homes.

Accommodation extends to; canopied front entrance into reception hallway with W.C and under-stair storage. Front facing lounge with gorgeous box bay window formation with fitted shutters, focal point feature limestone fireplace and sliding patio doors onto the rear garden grounds, the formal dining room also boasts sliding patio doors. The extensive Burndale kitchen is fitted with impressive, ornate, wood paneled units with a Neff stainless steel American style fridge freezer with integrated water and ice dispenser, Falcon range master cooker, Liebherr Vinidor wine fridge, Neff microwave/grill and Fisher & Paykel stainless steel double dishwasher, a large central island with breakfasting bar completed with carved granite worktop and floor level heating/cooling unit and French door access onto the rear patio. There is also ample space for a full dining set or living area within the kitchen. A utility room just off finished to the same exacting standard provides further access to the outside.

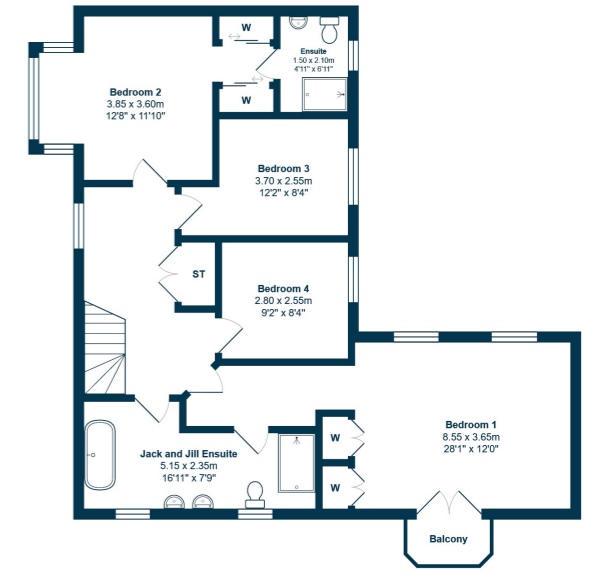
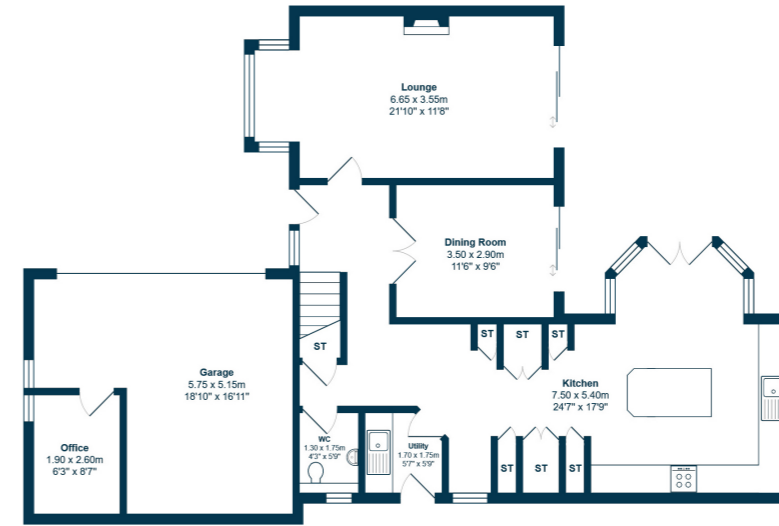
The upper level landing provides access to four superb bedrooms, a family bathroom and a drying closet. The principal bedroom within the extension to the rear is an impressive suite, with dual window formation, a feature balcony overlooking the green space to the rear, and fitted wardrobes space. The principal bedroom shares the family bathroom as a jack and jill formation. The bathroom is fitted with an outstanding Fired Earth suite featuring a free standing rolltop tub with exquisite finishing, large walk in combined rain & spray shower, floating vanity unit with his and hers copper finished sinks and Porcelanosa tiling with underfloor heating.

Bedroom two features a box bay window formation with shutters, two fitted wardrobes, a modern three-piece fully tiled ensuite shower room. The remaining bedrooms, three and four, are both double bedrooms.

Externally the home sits within a fantastic plot with front and rear garden grounds which have been professionally landscaped in the last year. To the front a double monobloc driveway leads to the integral double garage where a useful office space has been constructed within. The driveway is enhanced by integrated solar lighting and is sided with a large artificial grass lawn leading down to the side of the home.

To the rear, a large patio area perfect for alfresco dining leads to another artificial grass lawn, a raised flower bed provides a delightful view out of the kitchen. The garden is entirely enclosed with timber fencing and a sandstone wall.





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. X7 bus route to Kilmacolm/Braehead/Glasgow. 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.

BW2562 | Sat Nav: 487 Brierie Hill Road, Houston, PA6 7BR
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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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Corum Bridge of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk