



9 HAGART ROAD
HOUSTON

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Impressive family accommodation within this stylish four bedroom detached villa, positioned conveniently close to the centre of this sought after village with highly regarded schooling.

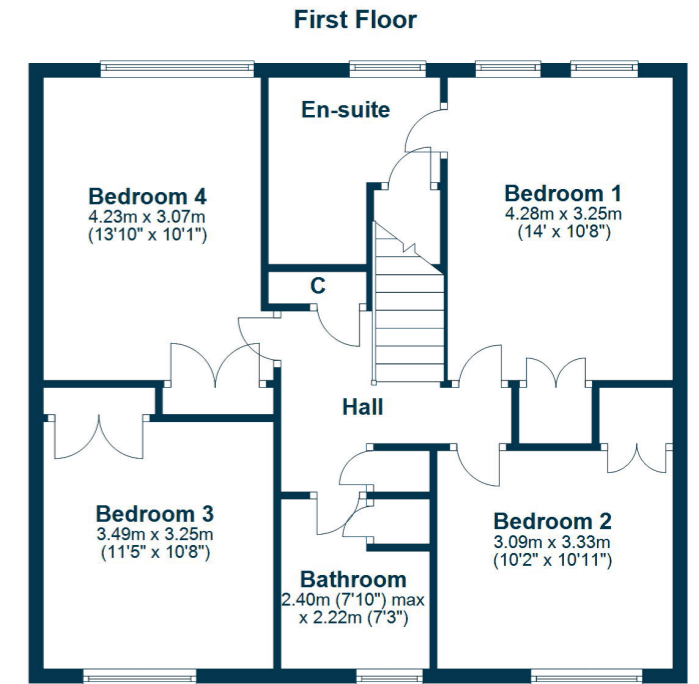
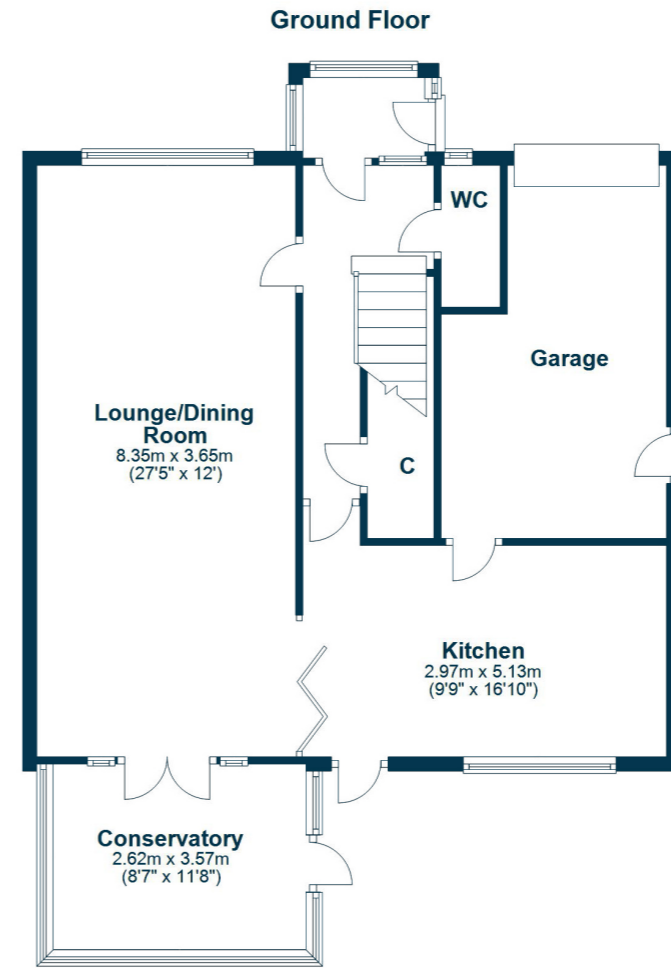
A charming, detached villa positioned on Hagart Road within the popular West Renfrewshire Village of Houston. This property is conveniently located within walking distance of the highly regarded local primary schools and the prestigious Gryfe High School. Hagart Road is situated opposite Houston Park close to the original part of the village of Houston. The property is set within private garden grounds within this residential cul-de-sac. A driveway provides parking and access to the integral garage. The front gardens have been landscaped with a sunken seating area surrounded by well stocked display beds. The rear gardens are enclosed and have been terraced with a timber deck for outside dining overlooking a lawn and a timber shed providing storage.

The property offers spacious and well-presented accommodation with a specification that includes a gas fired central heating system and double glazing to external windows. There is a modern conservatory that has been added to the rear of the property and the lounge is now open plan to the dining room forming a spacious apartment that extends to over twenty-seven feet in length. There is modern sanitary wear within the bathrooms and an upgraded fitted kitchen.

The accommodation comprises of an entrance porch with access into the reception hallway which has a stair to the upper floor with storage below and a cloakroom/WC. The open plan living and dining room features an electric stove and fire surround within the lounge area, laminate flooring, a front facing window and twin doors into the conservatory. The modern double glazed conservatory overlooks the rear garden with a french door to the gardens. The kitchen has been refitted with a range of contemporary furniture and a mix of integral and free standing appliances. There are white gloss fronted door fronts with contrasting timber effect worktop and a built in breakfast bar providing a casual dining area. The kitchen has access to the rear garden and an internal door gives entry to the garage area which also has a utility area.

On the first floor level of the property there is a central hallway with access to all main rooms. The principal bedroom is a double sized room with fitted wardrobes and a spacious ensuite shower room. There are three further double bedrooms and a tiled family bathroom. The property has an attic providing further storage space.





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.

BW2579 | Sat Nav: 9 Hagart Road, Houston, PA6 7JH

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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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