



**WESTMARCH**  
MAIN STREET, HOUSTON  
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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

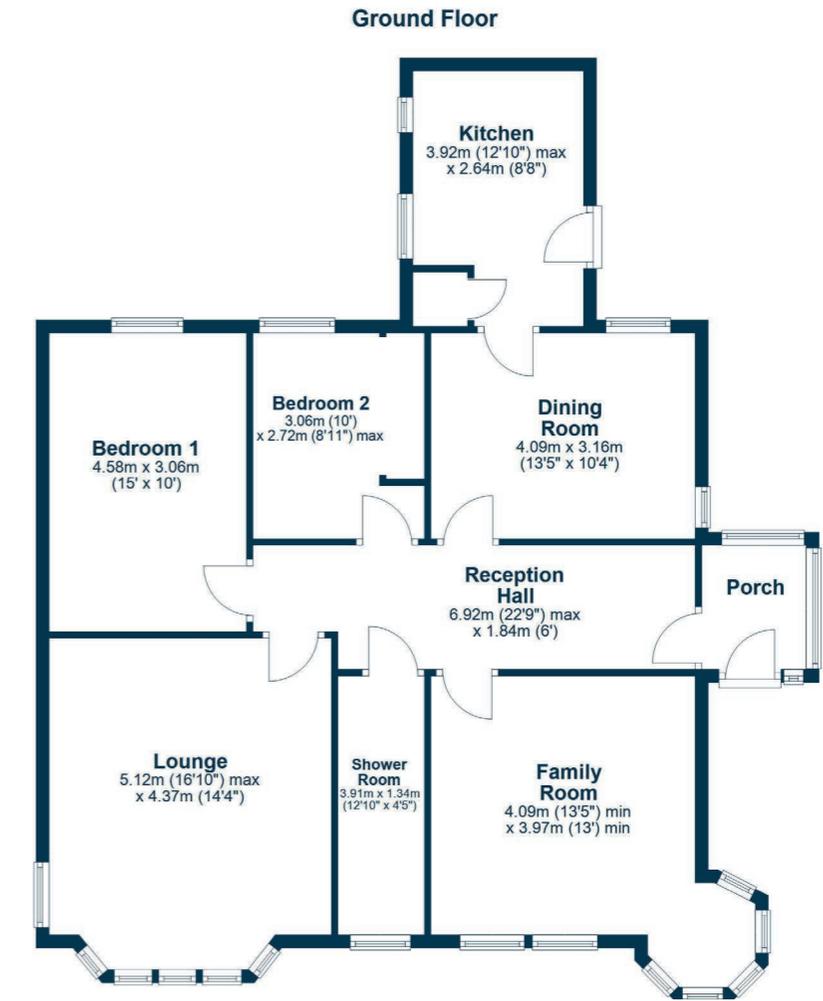
**A charming traditional detached cottage positioned in the conservation village of Houston within the picturesque west Renfrewshire countryside.**

Westmarch is an attractive traditional detached bungalow positioned on Main Street in the original village of Houston. This popular West Renfrewshire location has good road links for commuters due to convenient access to the A737 Dual carriageway leading to Glasgow international Airport and the M8 leading to Glasgow City Centre. This attractive village has established local schooling including local primary schools and the prestigious Gryffe High School.

The home is set in private garden grounds including a driveway with parking for several vehicles leading to a detached double garage with a remote control garage door. A level front garden features access paths, a lawn area screened by hedgerow with remote control iron gates (currently inoperable). The rear gardens have been terraced with two sets of steps leading to the upper section, screened by hedgerow and mature trees.

This period home offers well-proportioned and spacious accommodation formed over the ground floor level with a flexible configuration providing either a two or three bedroom layout. There is potential for future development subject to the local authority consent into the large private attic area. The accommodation comprises of an entrance porch with access to a broad reception hallway. The charming lounge has a walk in bay window overlooking the front garden area with additional twin window formations and a fire surround at the focal point of the room. There is a large sitting room which has been configured as a third double bedroom, two further bedrooms and a dining room. The dining room has access to the kitchen which has a side door leading to the rear garden. A wet room has been installed in the property with modern sanitary wear and drylined to the walls. The specification includes a gas fired central heating system with a combination boiler, an alarm system with security camera and sensors.





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.

**BW2572** | Sat Nav: Westmarch, Main Street, Houston, PA6 7EL

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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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