



24 BERL AVENUE

BRIDGE OF WEIR

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A lovely semi detached home offering an upgraded modern interior within an established cul de sac with a mature, private, south facing rear garden.

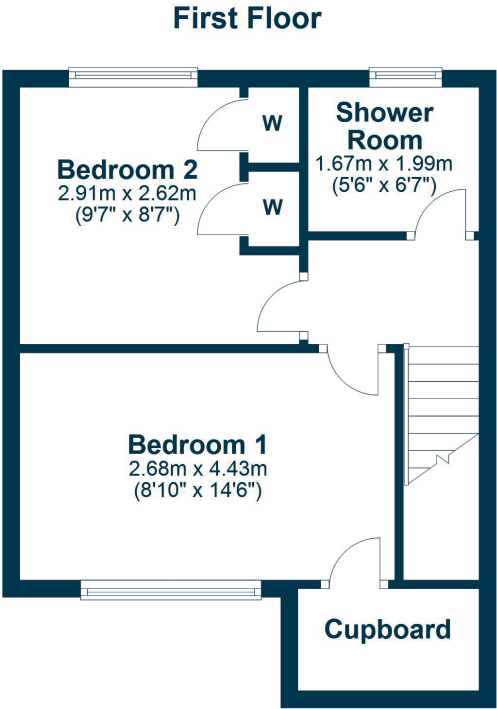
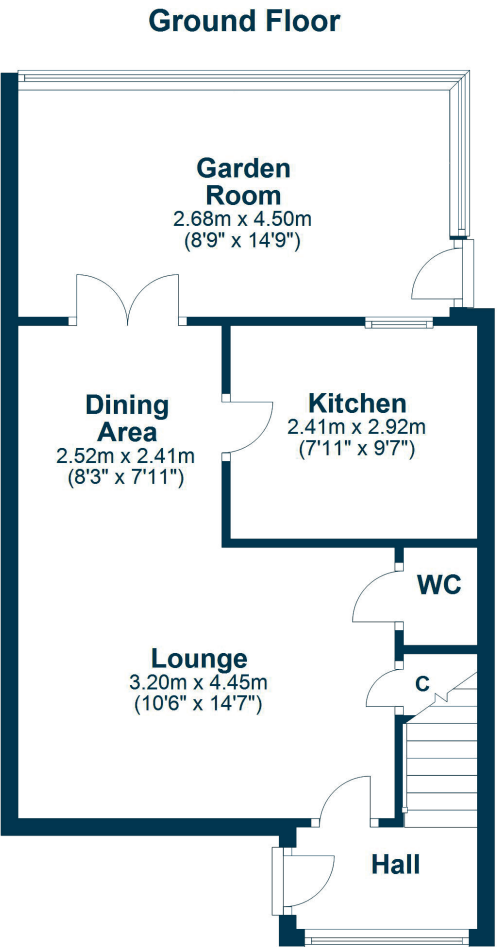
A charming starter home in the popular west Renfrewshire village of Houston that offers sought after local schools, local shops, and good road links for commuters to Glasgow Airport and the M8 motorway to Glasgow. The property has been modernized with a refitted kitchen, an upgraded shower room and an insulated room on the rear gardens room. The enclosed south facing rear gardens are landscaped with a central lawn and a garden shed. There is a driveway and a detached single garage.

The accommodation is formed over two levels with steps to the front door opening into a reception hall with a stair to the upper floor. The lounge has a full height front window and is open plan to the dining area with patio doors to the bright garden room with pleasant rear views. The kitchen feature modern fitted furniture with integrated appliances. A WC has been installed under the stairs. The upper floor has two double bedrooms, both with storage cupboards and a newly refitted shower room.

This appealing home occupies a spacious plot with mature, well stocked gardens to the front including a driveway to the detached single garage. The rear gardens enjoy a southerly aspect with views to the woodland surrounding the Locher Water. They are enclosed by timber fencing with a central lawn, flagstone paths and patio with gravel beds and a shed for storage.

The specification includes modern double glazing and gas fired central heating.





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.

BW2655 | Sat Nav: 24 Berl Avenue, Bridge of Weir, PA11 7JJ

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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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