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GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**10 LOCHER WAY,
HOUSTON,
PA6 7AH.**

OFFERS OVER £129,000



Viewing is highly recommended for this two bedroomed Semi Detached Villa in sought after area in Houston. The property has many attractive features and benefits from full gas central heating and double glazing. Houston is a much desired residential area which has advantage of easy commuting links to Glasgow, Paisley, Glasgow Airport and Braehead Shopping Centre. Houston is set within a country setting with good social and recreational facilities nearby. The property is also within easy distance of local amenities, local Primary Schools, Gryffe High School and the local bus services.

ENTRANCE

Enter through UPVC double glazed door into porch.

LOUNGE 12'9" x 12'9"

Good sized lounge with window overlooking front garden. stairs to upper floor. Glass panelled doors to porch and kitchen. Wooden floor. Vertical Blinds. Radiator.

KITCHEN 8'10" x 11'7"

Fully fitted kitchen with a range of floor and wall mounted units with granite worktops, ceramic wall tiling and tile effect flooring. Wall mounted gas boiler. Radiator.

BEDROOM 1 9'8" x 8'2"

Good sized double bedroom with outlook to front. Built in wardrobes with mirror doors. Vertical blind. radiator.

BEDROOM 2 10'1" x 8'11"

Another good sized room with outlook to rear. Built in cupboards. Radiator. Blinds.

BATHROOM

Fully fitted 3 piece suite with Triton Alpine electric shower over bath. Full Ceramic tiling to walls and laminate floor. Recessed downlights to ceiling. Bathroom fittings included in price. Radiator.

LOFT

Access to loft area by fixed ladder.

GARDENS

Attractive and easily maintained garden areas to front and rear incorporating an outdoor dining area. Garden shed with electric power.

PARKING

Driveway with parking space for 3 cars.

DIRECTIONS

From the Merchiston Roundabout head towards Houston turn left into Barochan Road and turn first right into Fulton Drive. Proceed along and turn right into Locher Crescent. Follow the road and turn left into Locher Way and number 10 can be found on your right hand side. Look for the GSPC sign.

EPC Rating

D

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

