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Burngill Place  
Main Street  
Bridge of Weir  
PA11 3PF

**GSPC**  
PROPERTY

GSPC REF : 238884

Cockburn  
& Co.  
Solicitors  
Bridge Of Weir

**13 GLENARTNEY,  
HOUSTON,  
PA6 7EQ**

**OFFERS AROUND £180,000**



Rarely available Detached Bungalow in sought after cul-de-sac in Houston village centre. The current owners have utilised the property as lounge, dining room (master bedroom), bedroom, fully fitted kitchen, shower room and conservatory. The property has gas central heating, full double glazing and attic storage. Houston is a much desired residential area which has the 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 walking distance of all local amenities, local Primary Schools, Gryffe High School and the local bus services.



#### **HALLWAY & PORCH**

Glazed Entrance Porch with UPVC double glazed front door leads into L-shaped entrance hall. Three cupboards (1 with central heating boiler, 1 shelved and a broom cupboard giving access to loft). Fitted carpet.

#### **LOUNGE**                    **11'2" x 16'5"**

Good sized lounge with floor to ceiling window to front. Attractive marble fireplace with coal effect fire. Neutral décor. Laminate flooring. Vertical Blinds.

#### **KITCHEN**                    **8'3" x 8'6"**

Situated to the front is this bright well equipped kitchen with cream high gloss wall and floor mounted units. Stainless steel sink. White goods. Electric slot in cooker. Vertical blinds.

#### **DINING ROOM/MASTER BEDROOM**                    **8'10" x 12'3"**

Presently used as a dining room. Good sized room to rear with patio doors to conservatory. Built in fitted wardrobes. Carpet. Vertical blinds.

#### **BEDROOM**                    **9' x 9'3"**

Double room with outlook to rear. Built-in fitted wardrobes. Carpet. Roller blind.

#### **SHOWER ROOM**                    **5'11" x 5'10"**

Fully fitted with wc, wash hand basin and shower cubicle. Coordinating ceramic tiling to walls. Opaque window to side.





### **CONSERVATORY 9'5" x 8'4"**

With French doors to garden. Roof blinds. Wall light. Laminate floor.

### **LOFT**

Good sized storage area with velux window. Carpet.

### **GARDENS**

The property benefits from attractive and well maintained garden areas to front, side and rear with a good selection of evergreen bushes, trees and shrubs.

### **GARAGE & PARKING**

Single garage with up and over door. Slabbed driveway with parking space for 2 cars.

### **EPC Rating**

D

### **DIRECTIONS**

Coming from Bridge of Weir travel up Houston Road towards Houston. When you reach Houston, take the first turning on your left into Bridge of Weir Road. Go past Gryffe High School which is on your right and Glenartney is the first road on your right after Gryffe High School. Number 13 is on your lefthand side. Look for the GSPC sign.

### **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.

