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**GSPC**  
PROPERTY

Cockburn  
& Co.  
Solicitors  
*Bridge Of Weir*

**20 PIPER ROAD,  
HOUSTON,  
PA6 7JW.**

**OFFERS OVER £150,000**



Rarely available Semi Detached Bungalow 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 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**

Enter through UPVC double glazed door into L-shaped entrance hall. Deep Built-in cupboard. Access to loft.

#### **LOUNGE**                    **12' x 13'6"**

Good sized lounge with floor to ceiling window overlooking front garden. Vertical Blinds. Radiator.

#### **KITCHEN**                    **8' x 10'7"**

Fully fitted kitchen with a range of floor and wall mounted units with breakfast area. Outlook to rear. White goods included in sale. Wall mounted gas boiler. Radiator.

#### **BEDROOM 1**                **9'4" x 10'4"**

Presently used as a dining room is this good sized double room with floor to ceiling window overlooking front garden. Built-in cupboard. Vertical blind. Radiator.

#### **BEDROOM 2**   **9'5" x 10'8"**

Good sized double room with outlook to rear. Built-in cupboard. Radiator.

#### **BATHROOM**              **7'3" x 4'9"**

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

#### **GARDENS**

Attractive and easily maintained garden areas to front, side and rear incorporating an array of mature evergreen bushes, shrubs and lawn areas.

#### **PARKING**

Slabbed driveway with parking space for 2 cars.

#### **VIEWING**

By arrangement with Messrs. Cockburn & Co. on 01505 690500

#### **DIRECTIONS**

From the Merchiston Roundabout head towards Houston travelling along Barochan Road. At traffic lights turn right into Magnus Road Road and then take first left in Piper Road and number 20 can be found on your right handside. Look for the GSPC sign.

#### **EPC Rating**

C

#### **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.

