

email: admin@cockburnandco.com

tel: 01505 690 500

fax: 01505 690 235

Add: Cockburn & Co.
Burngill Place
Main Street
Bridge of Weir
PA11 3PF

GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**6 BROOMFIELD,
HOUSTON
PA6 7DH**

OFFERS AROUND £180,000



Rarely available Detached Bungalow in sought after area in Houston. The property has many attractive features and benefits from landscaped gardens, garage, Monobloc driveway, 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 small entrance vestibule. Timber and opaque glazed door gives access into the main reception hallway. Three storage cupboards.

LOUNGE **17' x 12'1"**

Well appointed lounge with floor to ceiling double glazed picture window overlooking front garden. Open fireplace with electric fire. Folding doors to separate dining room. Vertical blinds.

DINING ROOM **12' X 9'1"**

Accessed from lounge is this good sized dining area with triple double glazed window formation overlooking front. Serving hatch to kitchen. Vertical blinds.

KITCHEN **11'9" x 8'2"**

Fully fitted kitchen with a range of floor and wall mounted units. Window and door to side. White goods included in sale.

BEDROOM 1 **12'4" x 10'2"**

Master bedroom with double glazed window to rear. Built in wardrobe with hanging rail and shelving.

BEDROOM 2 **9'6" x 8'10"**

Second bedroom with outlook to rear. Built-in wardrobe with hanging rail and shelving.

BATHROOM **8'10" x 6'6"**

Fully fitted 3 piece suite with Neptune shower. Full ceramic tiling to walls and floor.

GARDENS

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

GARAGE & PARKING

Garage with remote up and over door. Monobloc driveway.

EPC

Band C



DIRECTIONS

From Bridge of Weir follow road to Houston travelling past Gryffe High School. Proceed to roundabout and leave roundabout at the first opening on left. Continue along road and take third turning on right into Ardgyffe Crescent and then third left into Broomfield. Look for the GSPC sign.

VIEWING

Highly recommended and is by appointment only.

Telephone Cockburn & Co., on

01505 690500

or send an email to:

admin@cockburnandco.com.

We would recommend that all interested parties register their interest.

ENTRY

By negotiation.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,

Burngill Place,

Main Street,

Bridge of Weir.

PA11 3PF

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.



