

# Cockburn & Co.

Solicitors & Estate Agents  
cockburnandco.com

T: 01505 690 500 E: admin@cockburnandco.com

**18 ALWYN AVENUE  
HOUSTON  
PA6 7LH**

**OFFERS OVER £187,000**

**FOR  
SALE**



Rarely available Detached Bungalow in a sought after area in Houston. The property has many attractive features and benefits from well maintained gardens, garage, Monoblock 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 wooden door into small entrance vestibule. Timber and opaque glazed door gives access into the main reception hallway. Two storage cupboards.

### **CLOAKROOM**

Comprises white wc and washhand basin with tiling to ½ height on the walls. Tiled floor. Opaque window to the side.

### **LOUNGE**                    **16'7 x 12'1**

Well appointed lounge with floor to ceiling double glazed picture window overlooking the front garden. Fireplace with decorative fire. Folding doors to separate dining room. Vertical blinds.

### **DINING ROOM**           **11'5 x 8'3**

Accessed from the 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 7'8**

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

### **BEDROOM 1**                **11'7 x 9'8**

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

### **BEDROOM 2**                **9'9 x 8'4**

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

### **SHOWER ROOM**        **8'10 x 6'6**

Fitted shower room with tiling and wet board walls. Laminate flooring. Window to side.

### **GARDENS**

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





## **GARAGE AND PARKING**

Garage with up and over door. Monoblock driveway.

## **EPC**

Band D

## **Travel Directions**

From Bridge Of Weir follow the road to Houston travelling past Gryffe High School. Proceed to roundabout and leave roundabout at the second opening on the left. Continue along past the shops and The River Inn. At the traffic lights turn left into Magnus Road, continue along road taking your third turning on left into Leman Drive and first left into Alwayn Avenue. Continue along and number 18 can be found on your righthand side. Look for our For Sale sign.

## **VIEWING**

Viewing is by appointment only.

Telephone Cockburn & Co., on 01505 690500

or send an email to:

[admin@cockburnandco.com](mailto: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

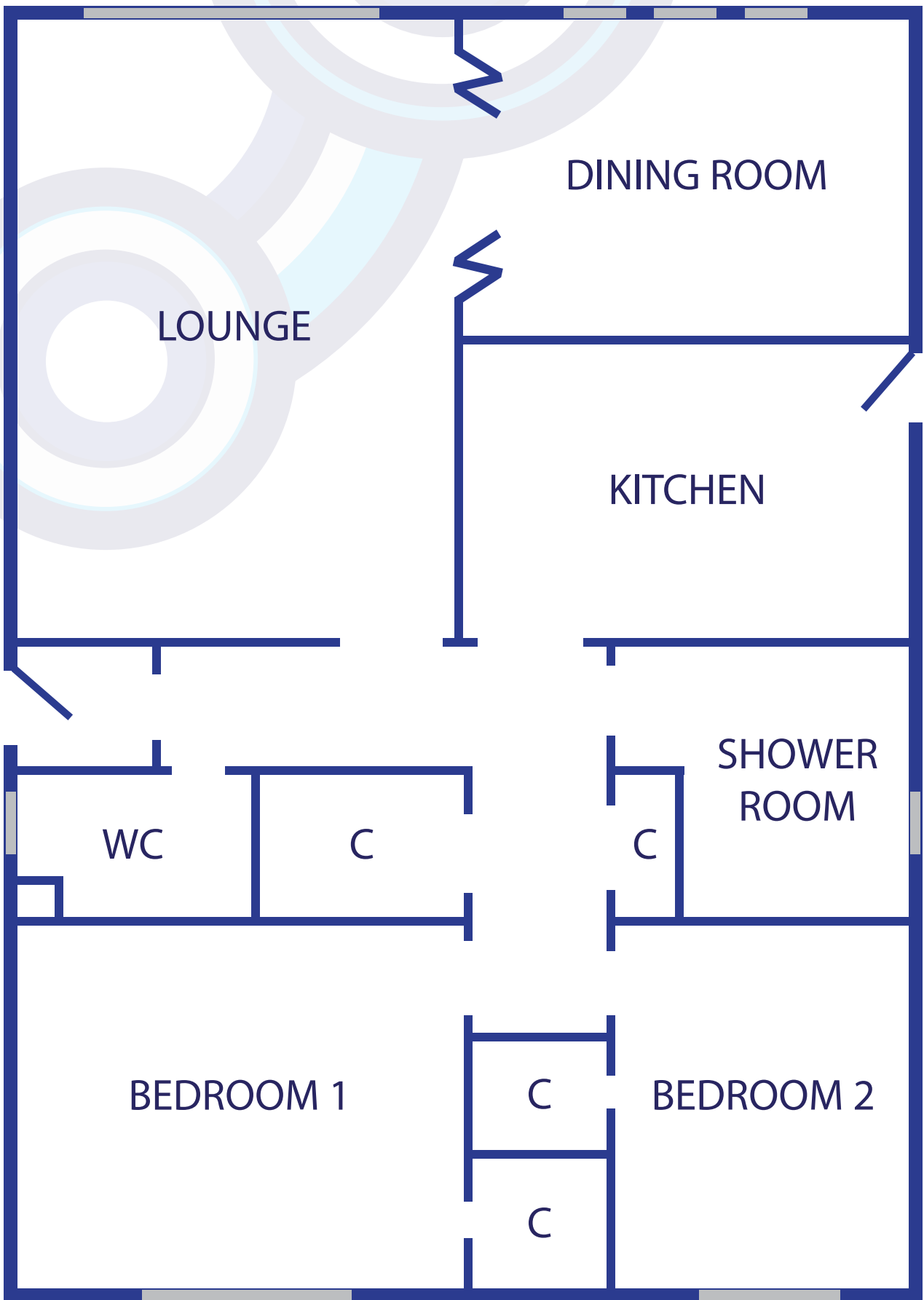
Telephone 01505 690500.

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.

**VIEW THE SCHEDULE ONLINE AT  
[COCKBURNANDCO.COM](http://COCKBURNANDCO.COM)**



Floor Plan is not to scale.