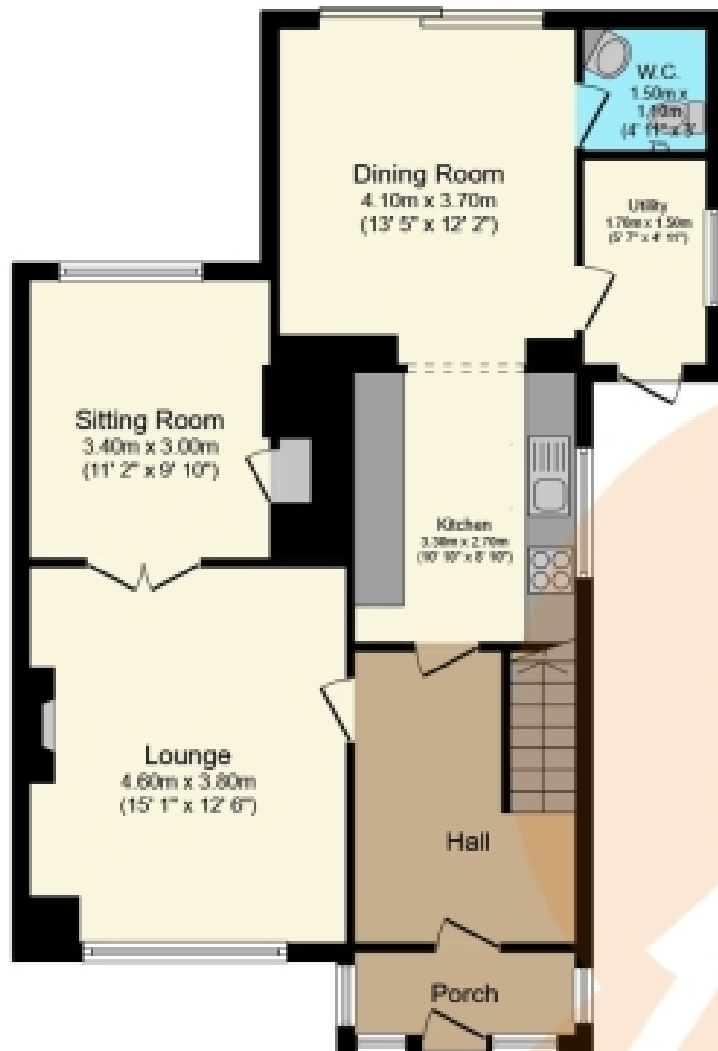




91 Back O'Hill, Crosslee, Houston

Offers Over £320,000





Ground Floor

Floor area 74.7 m² (804 sq.ft.)



First Floor

Floor area 60.4 m² (651 sq.ft.)



Garage

Floor area 15.1 m² (163 sq.ft.)

TOTAL: 150.2 m² (1,617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** FANTASTIC DETACHED HOME IN SOUGHT AFTER LOCALE ** MULTI CAR DRIVEWAY WITH GARAGE ** STUNNING LANDSCAPED REAR GADGEN ** CONTEMPORARY DINING KITCHEN **** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 91 Back O'Hill, Houston. This property is a fantastic 4 bedroom detached home, set within a sought after locale. Externally it features a multi-car driveway with a garage, offering fantastic off street parking.

Entering the property, you are presented with a welcoming entrance hallway, connecting you with the family lounge, and the contemporary dining kitchen. The Lounge features masses of natural light, and benefits from a focal point fireplace. There is a separate sitting room, creating fabulous flexibility and accommodation.

The contemporary dining kitchen features white high-gloss wall and base mounted cabinetry, and plentiful work space on the granite effect work surfaces. Integrated appliances include: an oven / grill, extractor hood, and a four ring gas hob. Next to the dining area, you will find patio doors, leading to the beautifully landscaped rear gardens. Completing the ground floor, is a separate utility room and a convenient W.C.

On the first floor of the property, you will find 3 generously proportioned bedrooms, 2 of which offer in built storage solutions. There is also a stylish, fully tiled family bathroom, comprising of a shower over bath, wash hand basin encased within a vanity unit, and a W.C.

To the rear of the property, is a fully enclosed garden, which has been beautifully landscaped and maintained. There is a patio area, making it the perfect space for dining alfresco on a warm summers' day. There is also some fantastic outdoor storage for added convenience.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

The ideal location means that this property is within the catchment area for the revered Houston Primary School, St. Fillans Primary and Gryffe High School. The village boasts fabulous amenities including local shops, a doctor's surgery, and a dental practice. Leisure facilities include a bowling club and a tennis and squash club. There are two golf clubs in the neighbouring town of Bridge of Weir and Ingliston Equestrian Centre is less than a twenty-minute drive. Bus links give regular access throughout the area, into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre, and Glasgow City Centre.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com