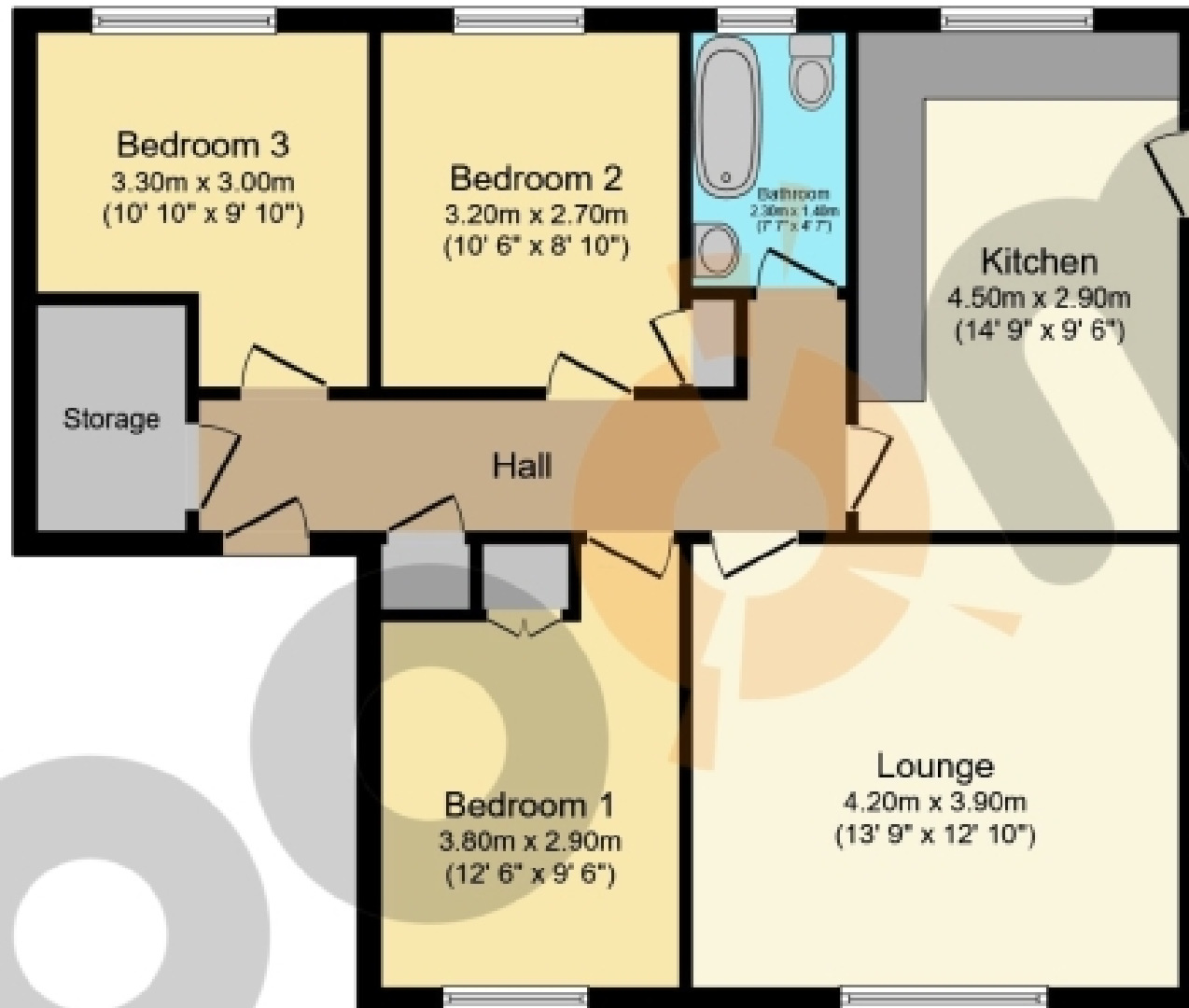




**45 Craighurn Avenue, Houston**

**Offers Over £219,995**





## Floor Plan

Floor area 75.9 m<sup>2</sup> (817 sq.ft.)

**TOTAL: 75.9 m<sup>2</sup> (817 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](http://www.Propertybox.io)

## THE PROPERTY

**\*DESIRABLE HOUSTON ESTATE \* MULTICAR DRIVEWAY \* DETACHED GARAGE \* SPACIOUS DIMENSIONS \* FANTASTIC DOWNSIZING OPPORTUNITY \* FANTASTIC FAMILY HOME \***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Set within the highly sought-after Houston locale, No. 45 Craighburn Avenue is a rarely available detached bungalow nestled within a quiet cul-de-sac. This desirable home offers an ideal downsizing opportunity or perfect family residence, with the added benefit of being within the catchment area for Gryffe High School

Occupying a sizeable plot, the property features two paved multi-car driveways for safe off-street parking, along with a detached garage. Upon entering, you are welcomed into a spacious reception hallway that provides access to all rooms within the accommodation.

The family lounge boasts spacious dimensions and is further enhanced by an abundance of natural light coming through the large, double-glazed window. Moving into the dining kitchen, an array of wall and base-mounted units with contrasting worktops creates an efficient workspace. There is ample space for dining and freestanding appliances as desired.

No. 45 Craighburn Avenue offers three spacious double bedrooms, each providing flexible accommodation which can easily adapt to various needs. Completing the home internally is a three-piece bathroom, which includes a bathtub, W.C., and wash hand basin.

To the rear of the property is an extensive, laid-to-lawn garden-an ideal space for children, pets, and outdoor enjoyment.

The ideal location means that this property is within the catchment area for the highly sought after 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, a short walk away, 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, Glasgow City Centre as well as the Clyde Coast.

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.

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

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)