



9 Selvieland Farm Cottages, Houston Road, Houston

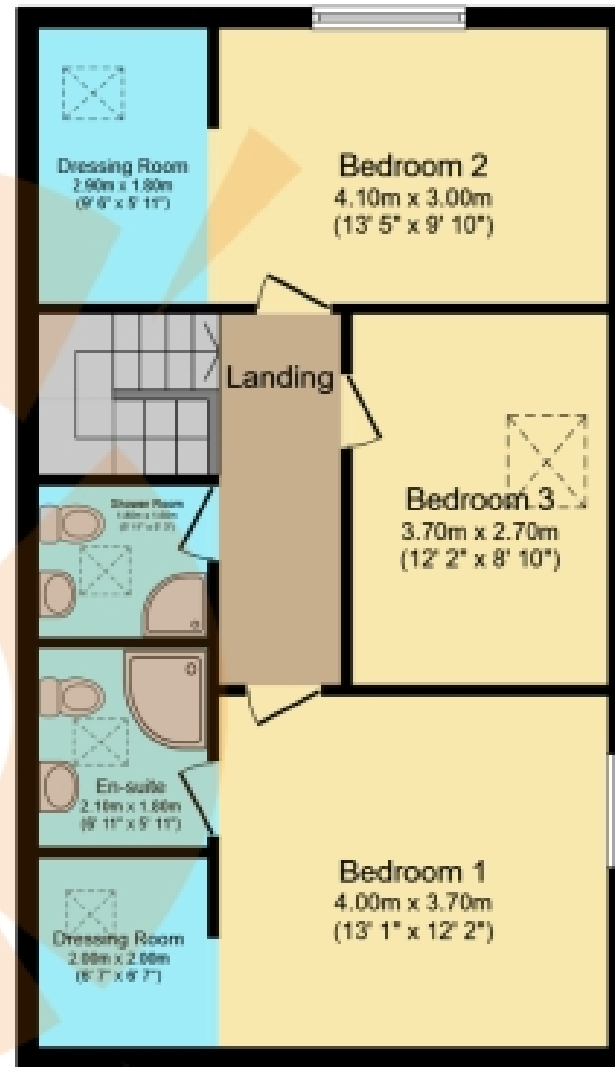
Offers Over £375,000





Ground Floor

Floor area 67.0 m² (721 sq.ft.)



First Floor

Floor area 64.2 m² (691 sq.ft.)

TOTAL: 131.2 m² (1,412 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

*CONTEMPORARY COUNTRYSIDE HOME IN COURTYARD SETTING * IMPRESSIVE CORNER PLOT * POTENTIAL 4TH BEDROOM * MODERN KITCHEN & BATHROOMS * CATCHMENT AREA FOR GRYFFE HIGH SCHOOL * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Surrounded by stunning countryside and nestled within a charming courtyard setting, Selvieland Farm Cottages offers a collection of luxury homes, providing spacious and contemporary living in the highly sought-after Houston locale.

A private road, framed by manicured Beech greenery, sets a welcoming tone as you approach the development. At the heart of the courtyard, a large monobloc area creates a central feature, with a paved walkway leading to the front entrance. Stepping inside, you are welcomed by a bright entrance vestibule, which opens into a warm and inviting hallway. The family lounge is generously proportioned, adorned with fresh neutral décor, high-quality Karndean flooring, and bathed in natural light.

The newly installed dining kitchen is both stylish and functional, boasting sleek cashmere cabinetry and elegant granite worktops. It also includes a host of integrated appliances, such as a four-ring gas cooker, oven, grill, and dishwasher, while providing ample space for dining and freestanding appliances. Off the kitchen, a versatile dining room offers the flexibility to serve as a home office, playroom, or additional living space. The ground level is completed by a modern three-piece family bathroom, featuring a bathtub with an overhead shower, W.C., and wash hand basin.

A carpeted staircase with a glass balustrade leads you to the upper level, where three spacious double bedrooms await. Bedrooms One and Two benefit from extensive walk-in dressing area, while Bedroom One enjoys the added luxury of an en-suite shower room. A pristine shower room, complete with a walk-in shower cubicle, W.C., and wash hand basin, completes the upper floor.

Occupying a substantial corner plot, No.9 boasts a beautifully manicured garden, fully enclosed for privacy. The large lawn and sociable patio area offer a peaceful retreat, surrounded by the tranquillity of the countryside. Additionally, the property includes a designated garage, providing extra storage space.

Selvieland Farm Cottages is nestled in the heart of rural Renfrewshire. The development benefits from falling within the Gryffe catchment which encompasses Houston Primary School, St Fillan's Primary School as well as Gryffe High School; all of which are highly regarded. For local independent schooling, a short drive is the village of Kilmacolm where you'll find both St Columba's Junior and Senior schools which boast an enviable academic record.

You'll be spoiled for choice with the abundance of countryside walks surrounding the development. Immerse yourself in the rolling hills of Renfrewshire and the serene flow of the River Gryfe, offering a peaceful escape that feels a world away.

The village of Houston boasts great amenities including local shops, doctor's surgery and a dental practice. There are also leisure facilities to be found in Houston including a bowling club plus a tennis and squash club. There are two golf clubs close by in the neighbouring village of Bridge of Weir. Also nearby is the village of Bishopton with the renowned Ingliston Equestrian Centre and Bishopton also has a train station.

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