



cochrandickie
ESTATE AGENCY

36 Viking Crescent,
Houston PA6 7LQ

www.cochrandickie.co.uk



36 Viking Crescent,

Houston PA6 7LQ

cochrandickie
ESTATE AGENCY



Number Thirty Six is a well presented, extended detached villa set at the end of the cul de sac within a very popular residential locale.

An entrance vestibule leads to the reception hallway with WC off. The front facing lounge has a feature fireplace and a door leading to the dining room that in turn leads via bi-fold doors to a fantastic sun room at the rear. The kitchen is also at the rear and benefits from integrated oven, hob and extractor hood. A separate utility room has matching wall & base units, plumbing facilities and a door leading to the patio and rear garden.

On the first floor there are four double bedrooms, the principal bedroom having a fully tiled contemporary en-suite shower room with built in fitted wardrobes as does bedrooms two and three. Completing the accommodation is the re-fitted house bathroom with bath, separate shower cubicle, WC and wash hand basin.

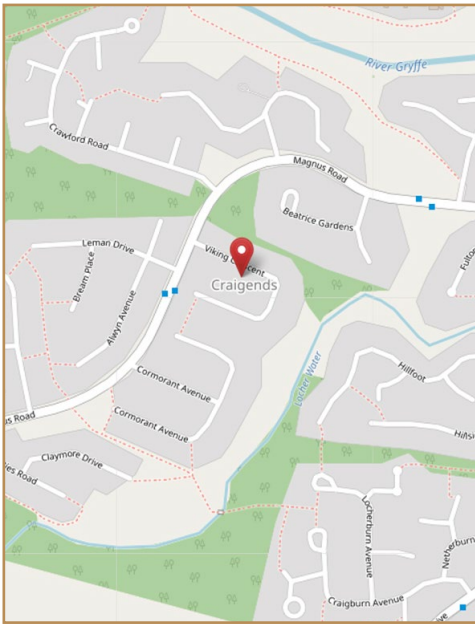
Externally to the front is a driveway providing off street parking and access to the garage that has a power roller door for easy access.

The rear garden has a patio area and wrap around lawn bordered by a mature hedge.

The specification of the property includes gas central heating, security alarm system, double glazing and Upvc gutters and fascia boards. Houston is a residential area which is an ideal base for the commuting client, giving ideal access to the bypass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. This property is also set within the Gryffe catchment area for Gryffe High School, Houston Primary, and St. Fillan's primary schools.

Houston Village offers a range of local shops and amenities as well as social and recreational facilities.





EPC rating

D

Office
Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. 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.



Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

