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ESTATE AGENCY

**15** Hagart Road,  
Houston PA6 7JH

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# 15 Hagart Road, Houston PA6 7JH

Number Fifteen Hagart Road is a charming detached villa set in a fantastic location in a sought after locale within walking distance of the original village of Houston.

Set in a much admired address this extended villa offers flexible living accommodation over two levels neutrally decorated throughout.

An entrance hallway leads to all ground floor accommodation. Immediately as you enter is a WC and a door leading to the integral garage. The front facing lounge is open plan with the dining room creating a fabulous space for entertaining. To the rear of the property is the modern kitchen with a utility room off. There are ample wall & base units with integrated appliances that includes oven, hob, extractor hood and fridge. The utility has matching units, plumbing and a Upvc door leading to the garden. completing the ground floor is a tv room or home office.

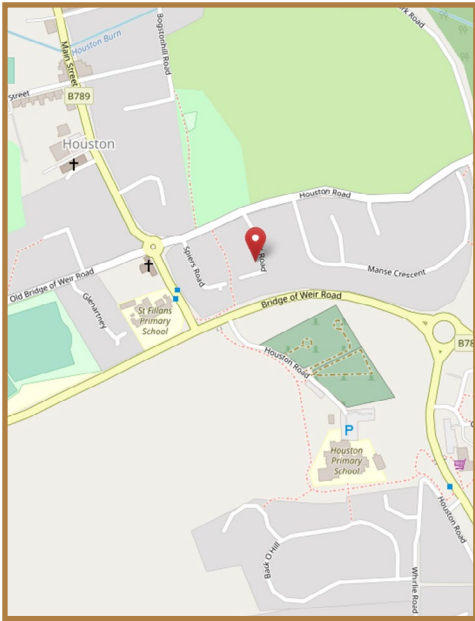
On the first floor there are four bedrooms, the principal with a fully tiled luxury en-suite shower room. Each of the bedrooms also benefit from built-in fitted wardrobes. Completing the accommodation is the house bathroom which again is fully tiled and as well as a bath has a separate shower cubicle.

This lovely home has car parking via a monobloc driveway to the front accessing the integral garage. The private rear garden has two separate patio areas and a lower level deck all bordered by a mature hedge.

The specification of this home includes gas fired central heating, security alarm system & double-glazing.

Houston is a residential area which is an ideal base for the commuting client, being a short drive away from the bypass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow city centre. Houston village offers a range of local shops and amenities and social and recreational facilities such as tennis/squash club, bowling club and village pubs. Also within Houston is the respected Gryffe High School and two Primary Schools.





EPC rating

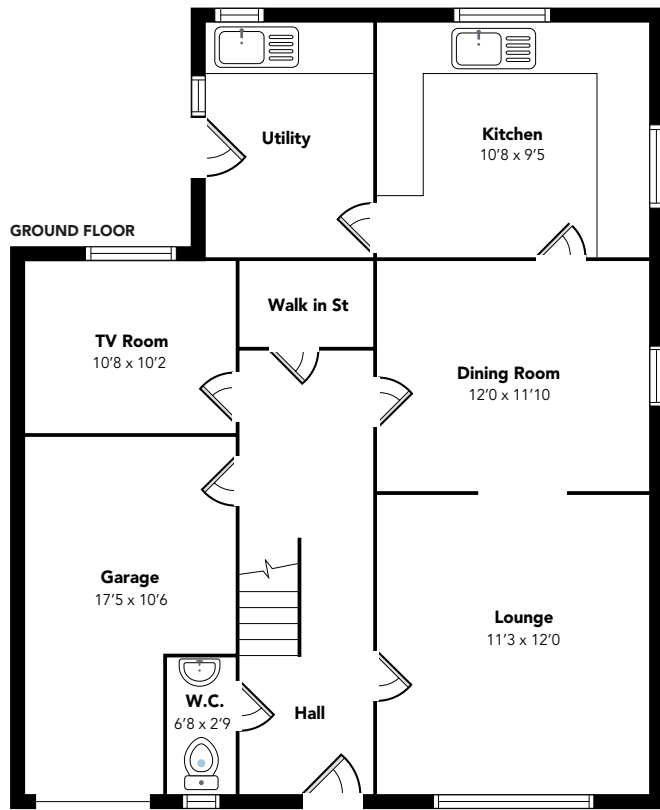
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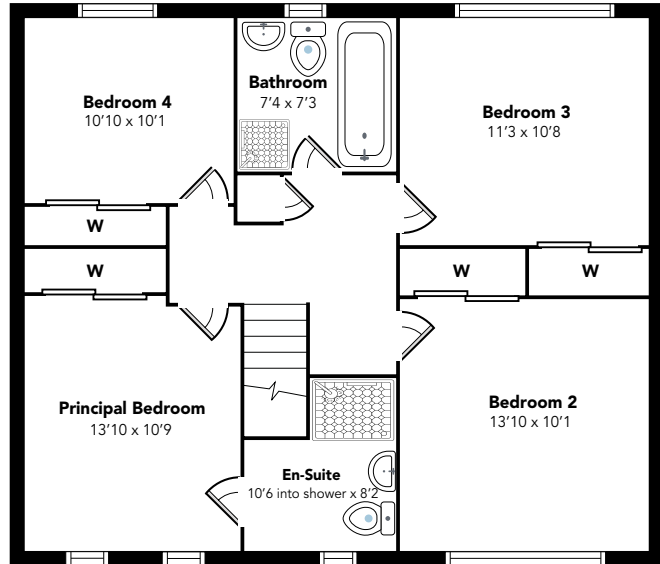
Bridge of Weir

**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.



**FIRST FLOOR**



Floorplans are indicative only - not to scale

Produced by Plushplans

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