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ESTATE AGENCY

13 Sanderlynd, The Meadows,  
Houston PA6 7DJ

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# 13 Sanderlynd, The Meadows,

Houston PA6 7DJ



Sanderlynd is a fabulous detached villa in the popular Adrgryffe area of Houston and is positioned at the top of a quiet cul de sac. The property offers plenty of flexible family accommodation with four bedrooms upstairs and four public rooms on the ground level. It occupies a generous, mature plot with open aspects and a driveway.

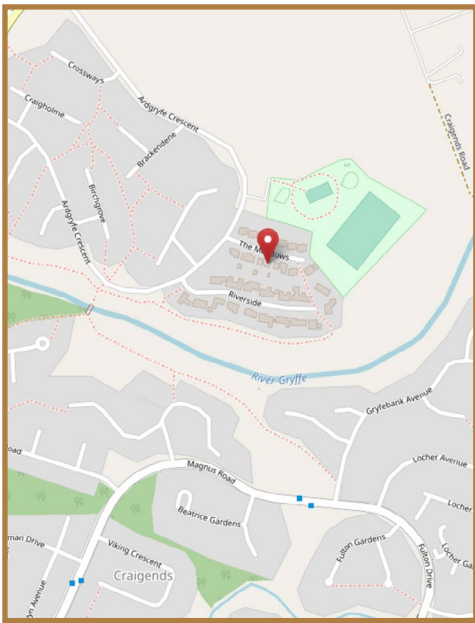
The entrance porch leads through to the reception hallway and also accesses a ground level WC. The bright and spacious principle living room has a window to the front allowing in lots of natural light and double door to the rear which lead to the formal dining room. These are great spaces to relax and entertain and the garden can be directly accessed from the dining room. Just off the hallway there is also a sitting room which was formerly an integral garage but now provides a snug, family space. The sleek modern kitchen has a selection of fitted storage units with complimentary worksurface and appliances which include a dishwasher, Neff induction hob and Neff ovens with slide and hide doors. There is a casual dining space ideal positioned beside the kitchen and this room also gives access to the back garden and to the utility room. In a family home a utility room can be a crucial space and this property provides an excellent room with a further sink and space for a second fridge, washing machine and a dryer.

On the upper level there are four well proportioned bedrooms, two of which have fitted mirrored wardrobes and one also has an en suite shower room. The tiled bathroom completes the accommodation and is modern with a three piece suite.

The property further benefits from gas central heating, double glazing and a garage with an up and over door.

The gardens that surround the house are enclosed, well stocked and there is a well tended lawn at the rear.



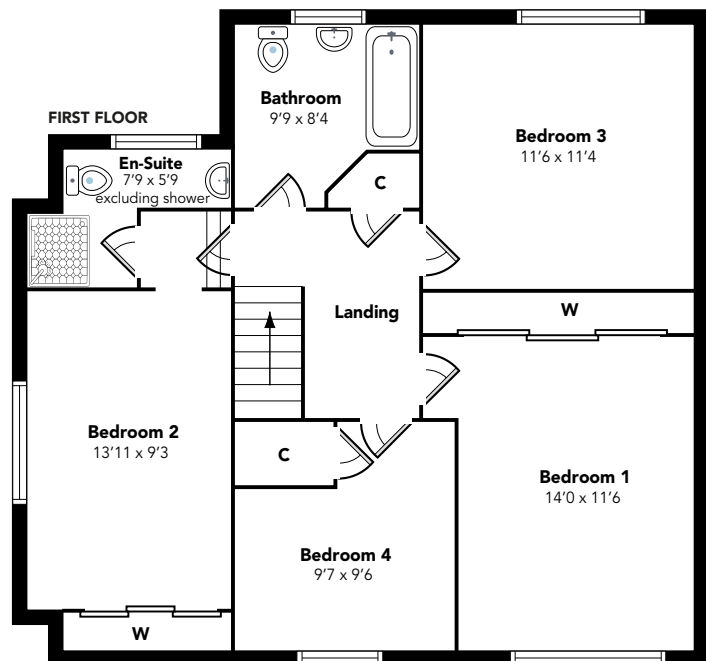
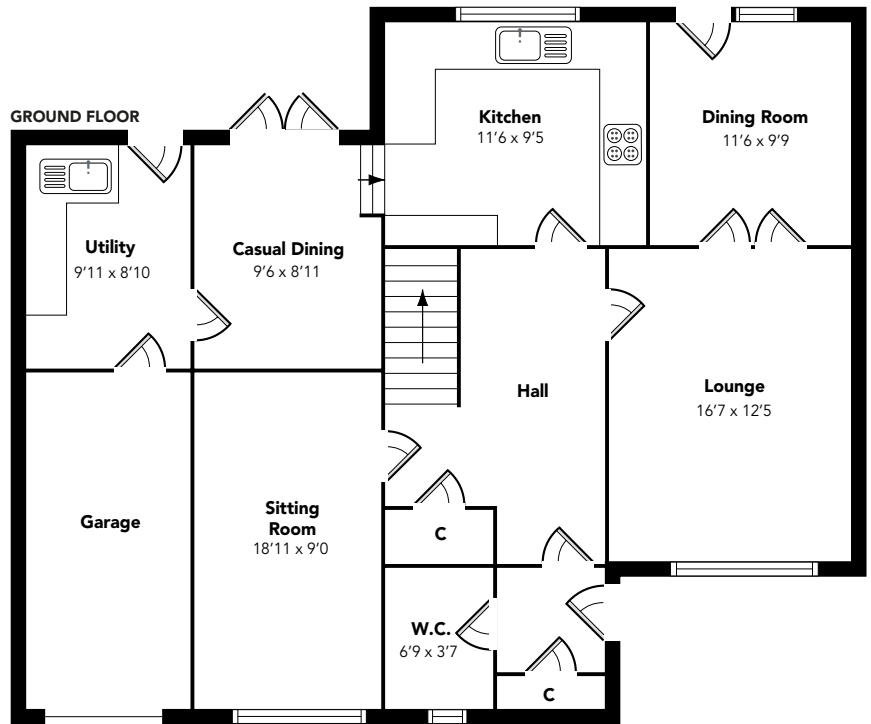


EPC rating  
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Office  
Bridge of Weir

#### 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.



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

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