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ESTATE AGENCY

31 Burnlea Crescent,  
Houston PA6 7JG

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# 31 Burnlea Crescent,

Houston PA6 7JG

Situated in the heart of the village of Houston is this stunning 'Keanie' built semi detached villa, situated in a cul de sac setting with woodland to the rear.

Comprehensively modernised and upgraded in recent times incorporating a new roof in 2017 and boiler in 2022, this beautiful family home is set in landscaped garden grounds to both front and rear. The spacious accommodation over two levels offers; reception hallway with storage cupboard, lounge that is open plan with the dining room and has a picture window to the front, extended kitchen with wall & base units and contrasting Granite work surfaces, freestanding 'Smeg' range and an 'Blairs' manufactured door that gives access to the rear terrace and garden.

A carpeted stairwell leads to the upper level accommodation where there are three double bedrooms, each of which has in-built fitted wardrobes. In the upper hallway there is access to an attic and a further storage cupboard.

The family bathroom is as you would expect as you walk around this lovely home, contemporary in design with fully tiled walls, walk-in shower, separate bath, wash hand basin and WC.

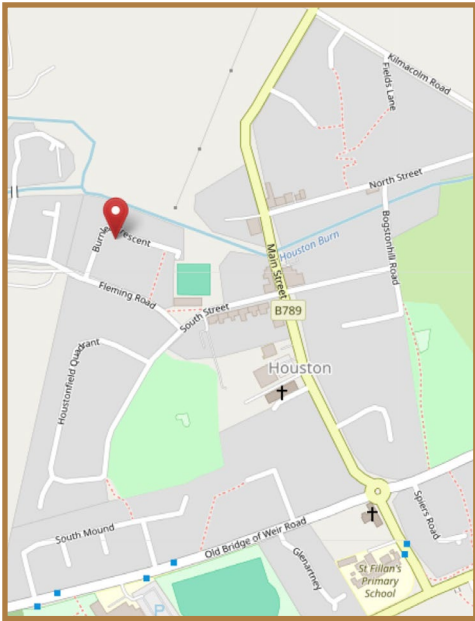
The gardens to this property are a significant feature. Slate wall to the front with lawn and a slab driveway provides ample off street parking. A terrace immediately to the rear provides seating area with a set of steps leading to the lower level where there's a lawn bordered by plant beds and a further patio area all bordered by timber fencing with the 'Houston Burn' and woodland beyond. A summer house and the garage, which is currently used as a hobby room are accessed from the rear garden.

The subjects also benefit from gas central heating and 'Blairs' replacement double glazing.

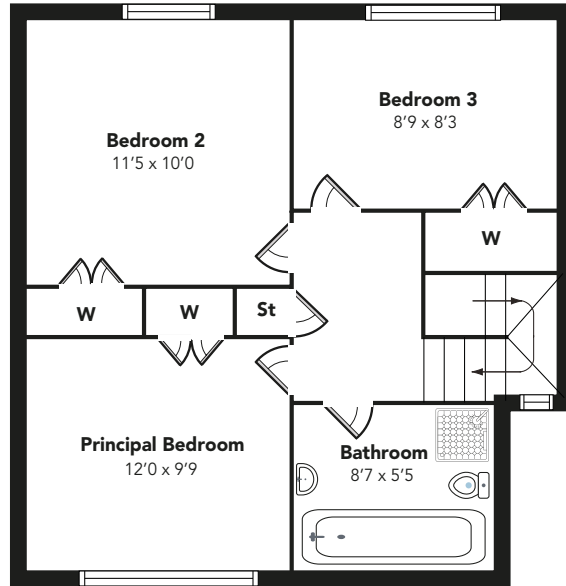
Houston is a residential locale which is an ideal base for the commuting client being a short drive away from the A737 bypass for connection to the M8 and Glasgow Airport, Paisley and Braehead Shopping Centre. Houston village offers a range of local shops, amenities, social and recreational including tennis & squash at Strathgruffe Tennis Club as well as various pubs and restaurants all within walking distance. Schooling can be found in two Primary Schools and of course Burnlea Crescent is in the catchment for the renowned Gryffe High School.







**FIRST FLOOR**



**EPC rating**

C

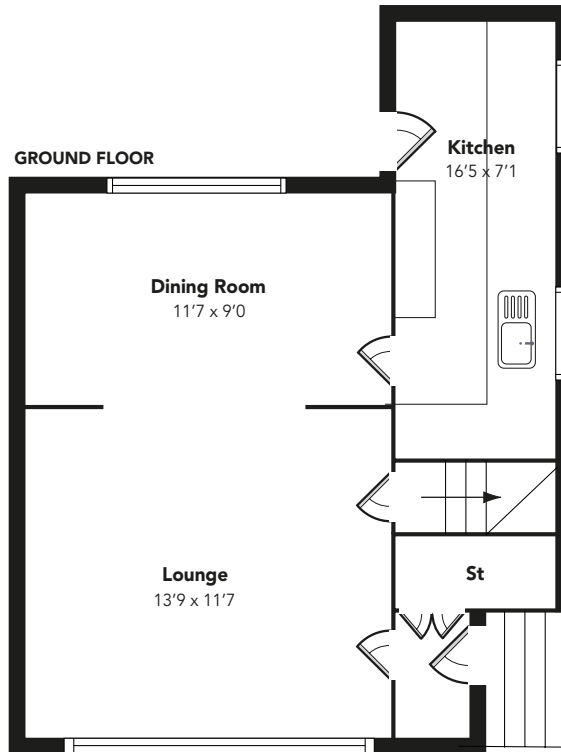
**Office**

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.

**GROUND FLOOR**



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

**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



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