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12 Woodburn Place,
Houston PA6 7NA

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Situated in this rare to the market cul de sac location is this three bedroom detached villa set on the preferred side of the estate due to its fabulous open aspects over farmland.

This property offers great flexibility in a much admired address. The accommodation comprises of a reception hall with storage leading to a front facing lounge with newly installed gas fire (2024), dining kitchen with patio doors leading to a conservatory, separate utility room with plumbing and a door to the garden. Completing the ground floor is a shower room with WC and wash hand basin.

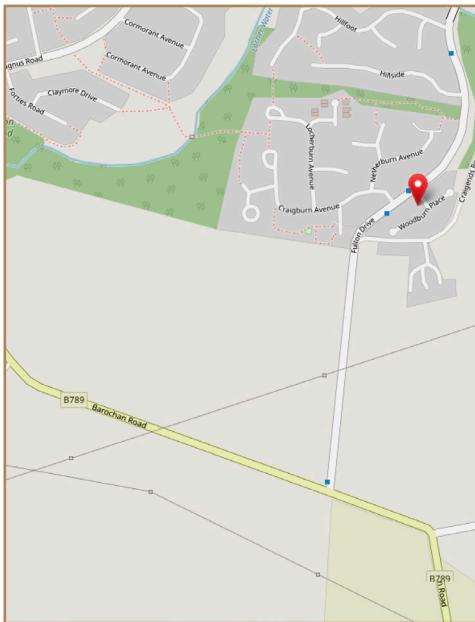
On the first floor there are three bedrooms, the principal bedroom having built-in fitted wardrobes on two elevations and the house bathroom that has a bath, WC and wash hand basin. The two rear bedrooms have the added benefit of the stunning open aspects.

Externally to the front is a monobloc driveway leading to the integral garage. To the rear the lawn garden is level with separate patio all bordered by timber fencing and original stone wall at the rear.

The specification also includes gas central heating, security alarm system & double glazing.

The property is on the fringes of Houston village, an ideal base for the commuting client, giving ideal access to the bypass which links up with the M8 motorway. Houston is also within the Gryffe school catchment area and the village itself is within walking distance providing a range of local shops and amenities as well as social and recreational facilities. The surrounding villages of Bridge of Weir and Kilmacolm also provide social and recreational facilities. Independent schooling can be found at the prestigious St Columba's school in Kilmacolm, a real asset to the area.





EPC rating

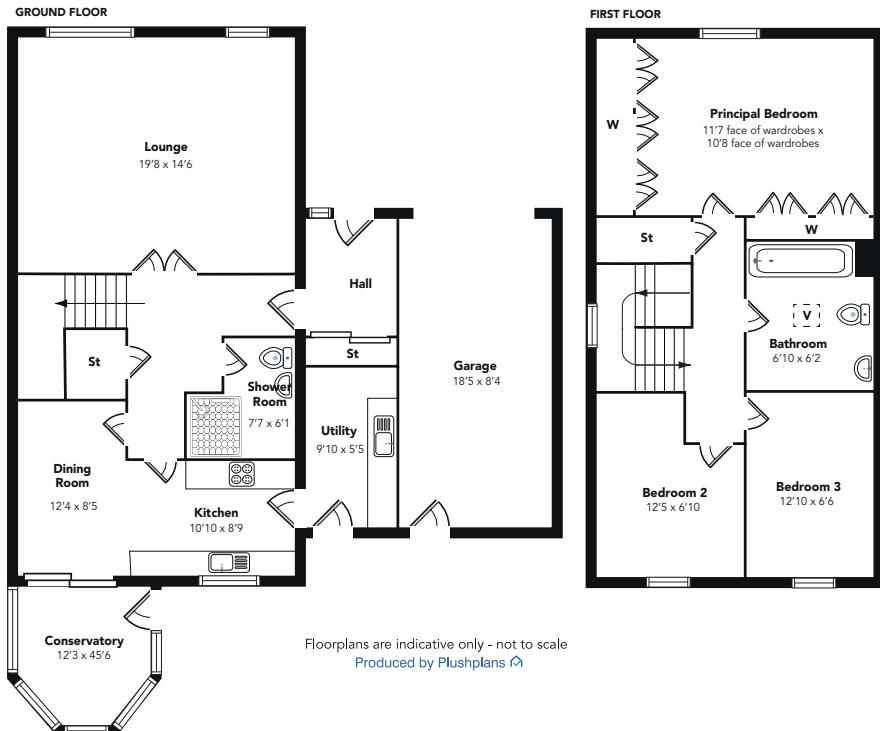
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Office

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.



Our Offices

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

www.cochrandickie.co.uk

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



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