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ESTATE AGENCY

**‘Meadowside’ North Street**

Houston PA6 7HB

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‘Meadowside’ on North Street is a fine example of a period cottage set in the heart of the conservation village of Houston. Re-modelled and extended in recent times this stunning home is set all on one level beautifully presented and set in a historical and extremely popular address.

With brilliant white render under a slate roof the property offers accommodation comprising of a reception hallway leading to a beautiful lounge with two openings to the stunning breakfast kitchen that has fabulous character built in due to the pitched ceiling with exposed timber beams and Velux windows. There is a breakfast bar for casual dining and a set of French doors leading to the courtyard and garden. There are two double bedrooms, both with built-in fitted wardrobes and completing the accommodation is a contemporary fully tiled bathroom with teardrop bath, separate shower cubicle, WC and wash hand basin.

The undoubted feature of the property apart from the location within the

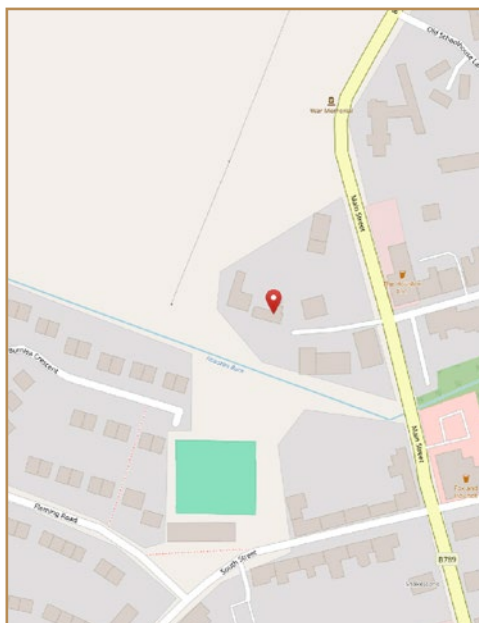
village is the condition and décor as well as the outside space provided. A composite deck area provides ample space for alfresco dining and leads to a detached garden room that has power & light, currently used as a home office. The garden is beautifully maintained and has a section of lawn and an ornamental pond adding to the peace and tranquillity of an already fantastic setting.

Externally there is a stone chipped driveway providing off street parking for two cars. The specification also includes gas central heating and double glazing.

Houston is a residential village ideally based for the commuting client giving access to the A737 bypass that links up to the M8 motorway network. The village is also within the much in demand Gryffe School Catchment. North Lodge is within the Conservation portion of the village and is adjacent to a range of local shops and amenities as well as recreational facilities including Strathgryffe Tennis Club.







EPC rating

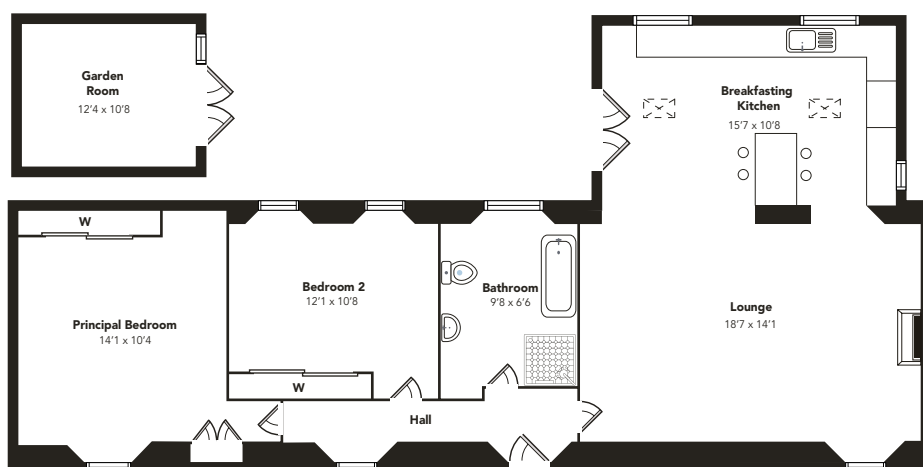
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#### disclaimer

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](#)

## Our Offices

21 Moss Street, Paisley PA1 1BX  
t. 0141 840 6555  
[paisley@cochrandickie.co.uk](mailto:paisley@cochrandickie.co.uk)

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
[bridgeofweir@cochrandickie.co.uk](mailto:bridgeofweir@cochrandickie.co.uk)

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



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