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ESTATE AGENCY

10 Bream Place,
Houston PA6 7LJ

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Number Ten Bream Place is a stunning example of a comprehensively upgraded detached family villa situated at the end of the cul de sac in a much coveted address.

An entrance hallway with WC off leads to the fabulous front 30' dining lounge with feature fireplace and wood burning stove and French doors leading to the garden. The kitchen has a breakfast bar for casual dining, wall & base units with integrated oven, five burner hob, extractor hood and a full height fridge and freezer. There is a Upvc door leading to the courtyard and rear of the garage. Completing the accommodation is the sitting room that also access the garage internally.

On the first floor there are four double bedrooms, the principal and guest bedrooms benefitting from en-suite bathroom and shower room respectively. Three of the bedrooms have built-in mirrored wardrobes. Completing the accommodation is a fully tiled contemporary bathroom with separate walk-in shower.

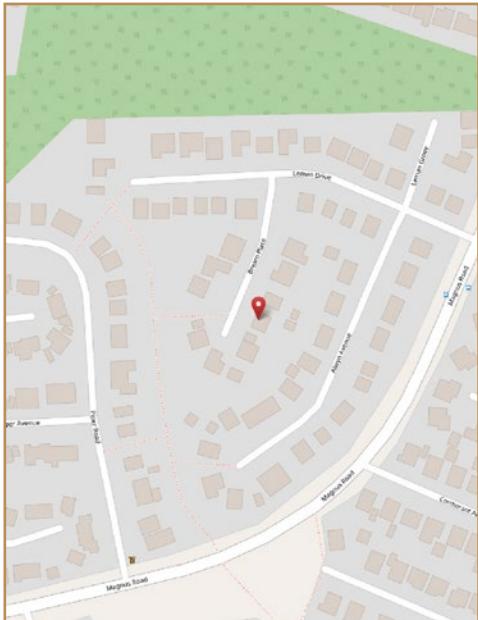
Externally to the front is a monobloc driveway leading to the double garage with electric up & over door. The fabulous rear gardens are split into four separate areas, a courtyard style patio behind the garage and another to the opposite side, a substantial deck, elevated artificial grass and a lawn area fenced off and all bordered by timber fencing. A detached garden room can be used for home office and store as it currently is or for leisure.

The specification of the property includes gas central heating, double glazing and Upvc gutters and fascia boards.

Houston is a residential area which is an ideal base for the commuting client, giving ideal access to the bypass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. This property is also set within the Gryffe catchment area for Gryffe High School, Houston Primary, and St. Fillan's primary schools.

Houston Village offers a range of local shops and amenities as well as social and recreational facilities.





EPC rating

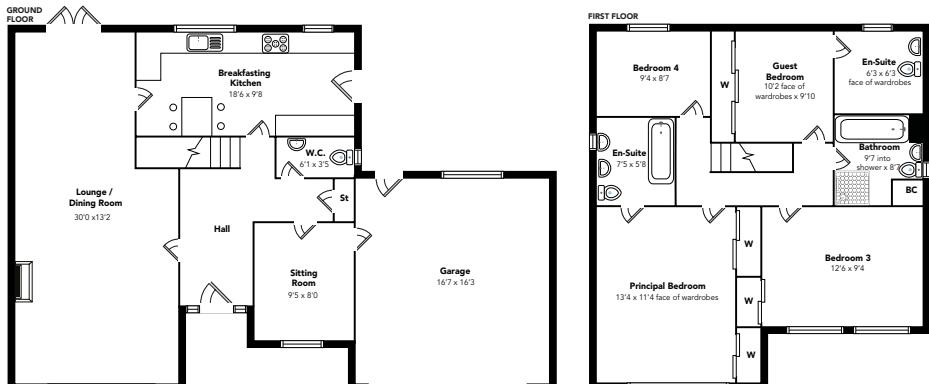
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Office

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.



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