




McEwan Fraser Legal

Solicitors & Estate Agents

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53 Gryfebank Avenue

HOUSTON, JOHNSTONE, RENFREWSHIRE, PA6 7LZ



LOCATION



STYLISH, CHIC 4 BEDROOM DETACHED VILLA

Houston's historic village centre is a designated conservation area and is home to village pubs, restaurants, small shops and the village's post office.

Nearby schools include two excellent primary schools in Houston, with Gryffe High School providing highly rated, secondary education. Independent schooling is available at St Columba's School in nearby Kilmacolm, consistently one of Scotland's most successful schools in examination league table results.

Houston is well placed for commuting with excellent road access to Inverclyde, the Ayrshire coast, local marinas, equestrian facilities, fishing and country parks, Loch Lomond and the Trossachs, Glasgow Airport, the M8 and Glasgow City Centre. There is a railway station at Johnstone and Bishopton with ample car parking and regular and frequent services.



53 GRYFEBANK AVENUE

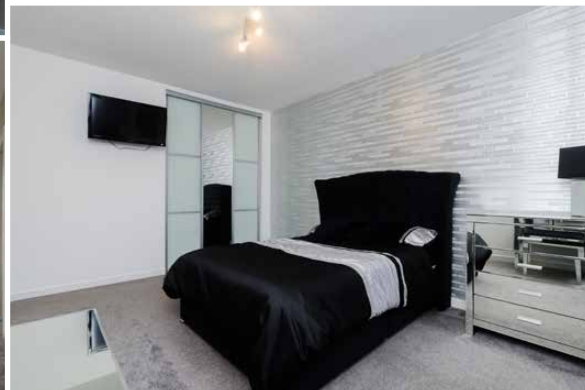
We are delighted to bring to the market this wonderful four bedroom, detached villa with a two storey extension, in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family. This property would be a fantastic acquisition for a family as its superb spot offers great commuting links and schools as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness.

The welcoming hallway sets the scene. Immediately, the impressive formal lounge offers various furniture configurations and an impressive outlook and leads to the formal dining room, which is easy to imagine the evenings of fine dining this zone has played host to. The stylish and chic kitchen has an abundance of floor and wall mounted units, and integrated appliances, creating a fashionable and efficient workspace. The utility room can be found thereafter. The extension on this level forms the family room, which is popular with all members of the family and the perfect room to unwind in after a hard day.

Upstairs there are four, bright and airy good size bedrooms. All the rooms have a range of furniture configurations and space for additional free standing furniture if required. The master bedroom is further complemented with a stunning ensuite and impressive walk-in wardrobe. The family bathroom is both functional and relaxing and completes the impressive accommodation internally.

The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

Externally, there are private front and rear gardens, with a driveway to the front providing off road parking. The rear garden is a real suntrap and offers pleasant views.



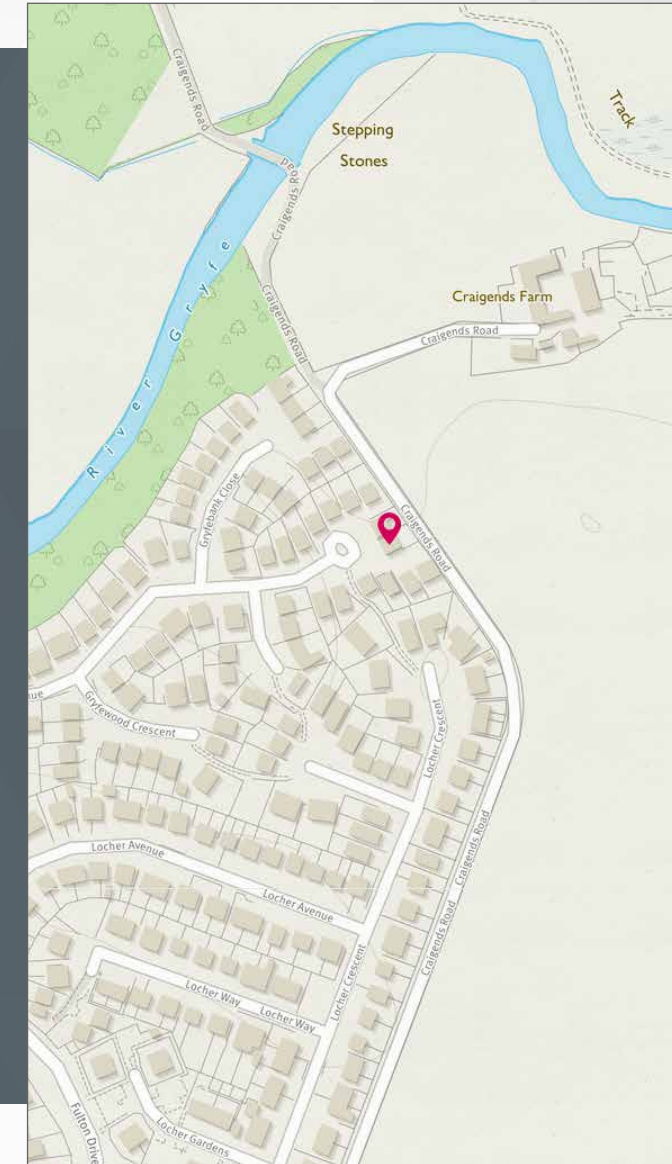
Approximate Dimensions (Taken from the widest point)

Lounge	4.51m (14'10") x 3.58m (11'9")
Dining Room	3.08m (10'1") x 2.45m (8')
Kitchen	3.09m (10'2") x 3.07m (10'1")
Utility	3.66m (12') x 2.53m (8'4")
Family Room	5.00m (16'5") x 2.54m (8'4")
WC	2.06m (6'9") x 0.95m (3'1")
Bedroom 1	6.80m (22'4") x 2.55m (8'4")
En-suite	2.53m (8'4") x 2.35m (7'9")
Bedroom 2	4.26m (14') x 3.59m (11'9")
Bedroom 3	3.52m (11'7") x 2.69m (8'10")
Bedroom 4	3.32m (10'11") x 2.34m (7'8")
Bathroom	2.03m (6'8") x 1.80m (5'11")

Gross internal floor area (m²): 134m² | EPC Rating: C

Extras (Included in the sale):

All fitted carpets, floor coverings, curtains, blinds, light fixtures and fittings.






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Text and description
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