



22 Locher Crescent

HOUSTON, RENFREWSHIRE, PA6 7NP

Houston, Renfrewshire

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 Bishopston with ample car parking and regular and frequent services.



22

Locher Crescent

We are delighted to introduce to the market this spacious, but 'cosy' two bedroom flat presented to the market in walk-in condition and would be a super acquisition for a wide variety of potential purchaser(s). The flat has been designed to maximise the available natural light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

An entrance hall with stairs rising to the landing allows access to all apartments. An impressive lounge is flooded with natural light and also offers an attractive outlook. The fitted kitchen includes a good range of floor and wall mounted units with a contrasting work surface, It comes complete with a host of integrated appliances. There are two well proportioned bedrooms, both of which are bright and airy with a range of furniture configurations as well as space for free standing units if required. The fully modernised bathroom completes the impressive, accommodation internally. Externally there is a driveway to the front providing off road parking and a private garden to the rear.

Double glazing and gas central heating is provided throughout to create a warm, yet cost effective way of living all year round.



Presented to the market in walk-in condition and would be a super acquisition for a wide variety of potential purchaser(s).





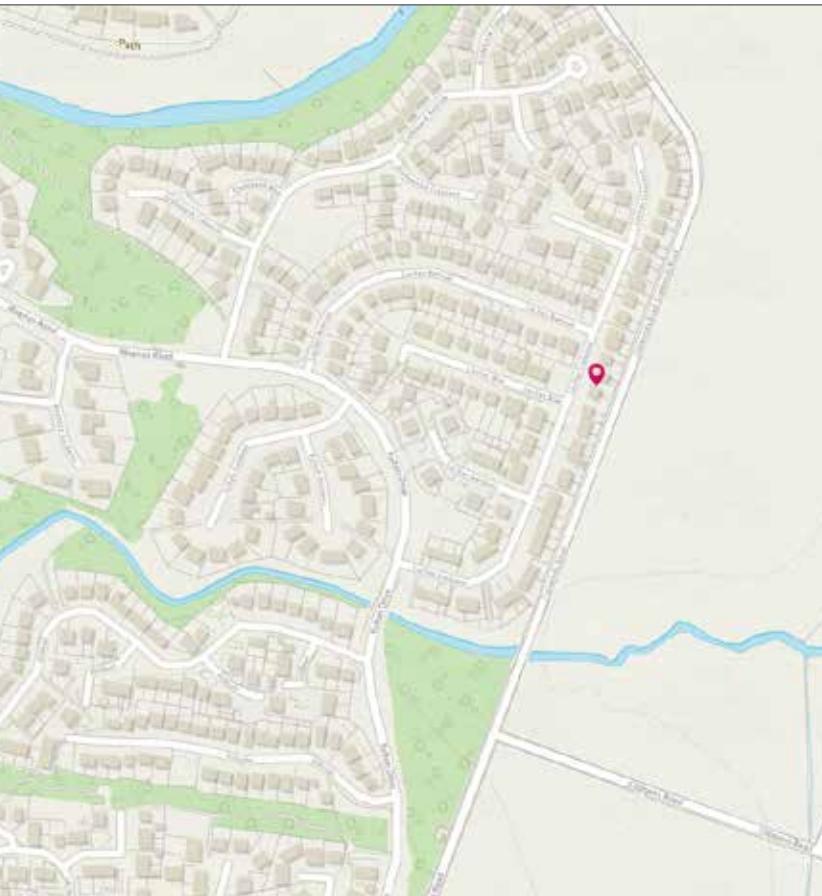
A tastefully decorated two bedroom flat

SPECIFICATIONS FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions (Taken from the widest point)

Living Room	4.20m (13'9") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 2.40m (7'10")
WC	2.40m (7'10") x 1.50m (4'11")
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
Bedroom 2	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 61m² | EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offer. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer