




McEwan Fraser Legal
Solicitors & Estate Agents
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16 Forties Road
HOUSTON, RENFREWSHIRE, PA6 7JP

THE LOCATION

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 Bishopton with ample car parking and regular and frequent services.

Forties Road is one of the primary residential locations within 'Houston' that features some of the most individual, eye-catching properties in the area. The property is a striking four bedroom, semi-detached villa, benefiting from a double storey extension to the side aspect and is within the **Gryffe High School** catchment. Displaying a splendid frontage, the house offers flexible and spacious accommodation, formed over a two-storey layout. In essence, the front of the property belies the spacious accommodation internally.



THE PROPERTY

16 Forties Road

On entering the home through the entrance hall, it is immediately apparent that the current owners have looked after this family home for the twenty-nine years of their ownership, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property sits within private gardens to both the front and rear, which have been designed for ease of maintenance and are fully enclosed with a splendid backdrop to the rear. This provides a private and safe environment for children and/or pets. Private parking is available to the front, with a driveway providing off-road parking for one vehicle.

In more detail, the accommodation comprises a welcoming reception hallway. The lounge is well proportioned, with picture windows to the front and rear aspect, flooding the room with natural light. There is also a useful understairs storage cupboard. The 'hub' of the home is the kitchen/breakfast room, which has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor and there is further space for a tumble dryer and washing machine. A personal door opens directly onto the decking. Open-plan access can be gained from here to the breakfasting area, which is currently being used as a utility area and has space for an upright fridge/freezer. Patio doors also open onto the decking and there is room within this zone for a dining table or a comfy sofa for more informal gatherings or for simply grabbing a coffee and reading the Sunday papers! Tremendous views of the woodland backdrop can be enjoyed from this spot. A comfortable fourth bedroom (access from the breakfasting area or entrance hall) is also located on the ground floor and is sure to be a popular feature with all members of the family. This room might suit those requiring live/work arrangements or would make a fantastic family room.





The upper level comprises of three, well-proportioned bedrooms. The master benefits from a four-piece, en-suite shower room and the other bedrooms have storage facilities. All of the rooms have ample space for additional free-standing furniture if required. A family bathroom suite can also be found on this level. Access to the loft can be gained from the landing.

The high specifications of this family home also include double glazing and gas central heating to radiators for additional comfort

Externally, the property benefits from a virtually maintenance-free front garden, with a driveway for one vehicle. The private rear garden benefits from a raised section of decking and is mainly laid to lawn. The copse provides a stunning woodland backdrop.

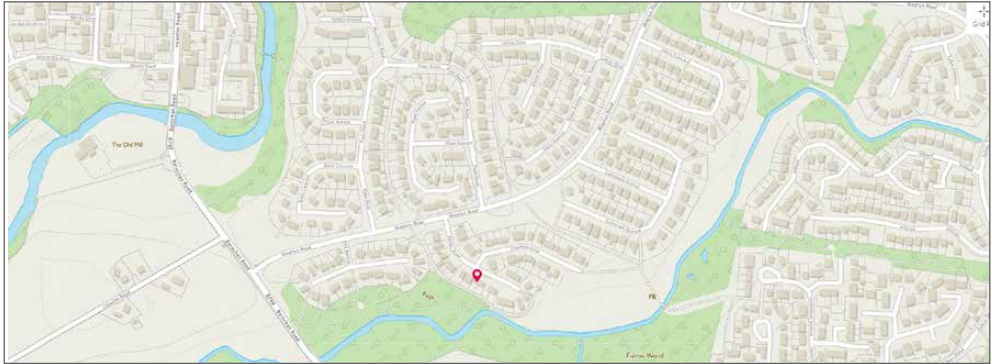
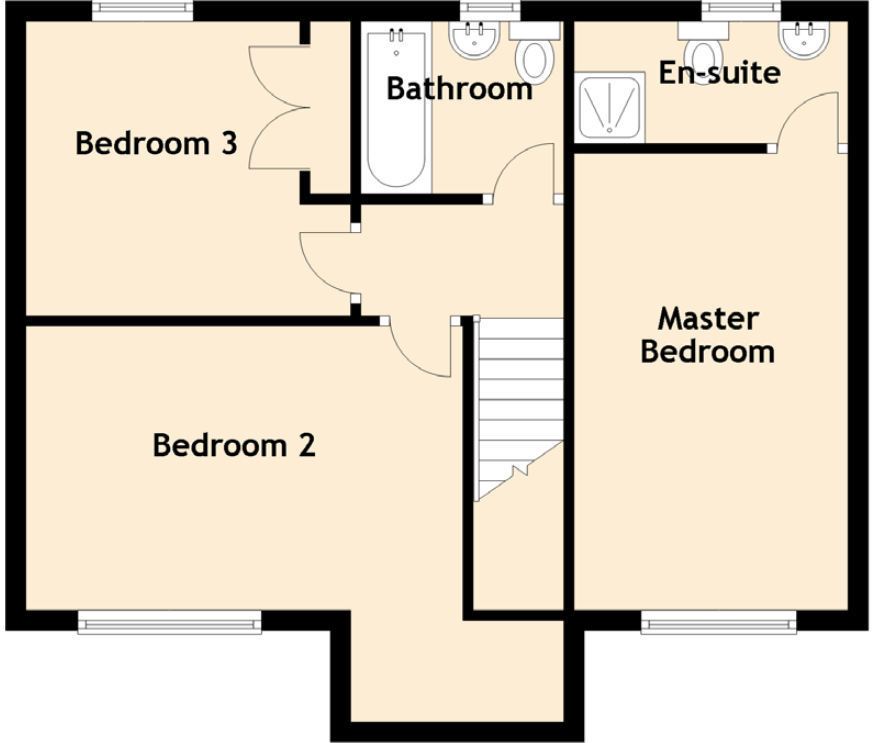
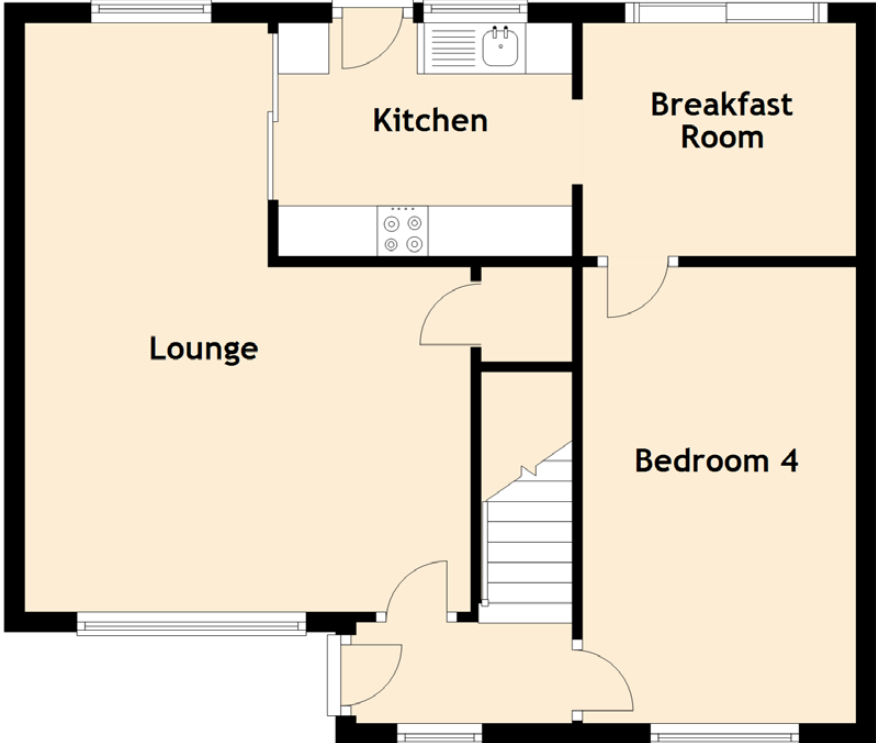


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Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'9") x 4.40m (14'5")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Breakfast Room	2.70m (8'10") x 2.40m (7'10")
Bedroom 4	4.50m (14'9") x 2.70m (8'10")
Master Bedroom	4.50m (14'9") x 2.70m (8'10")
En-suite	2.70m (8'10") x 1.20m (3'11")
Bedroom 2	4.40m (14'5") x 3.90m (12'10")
Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 117m² | EPC Rating: C



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