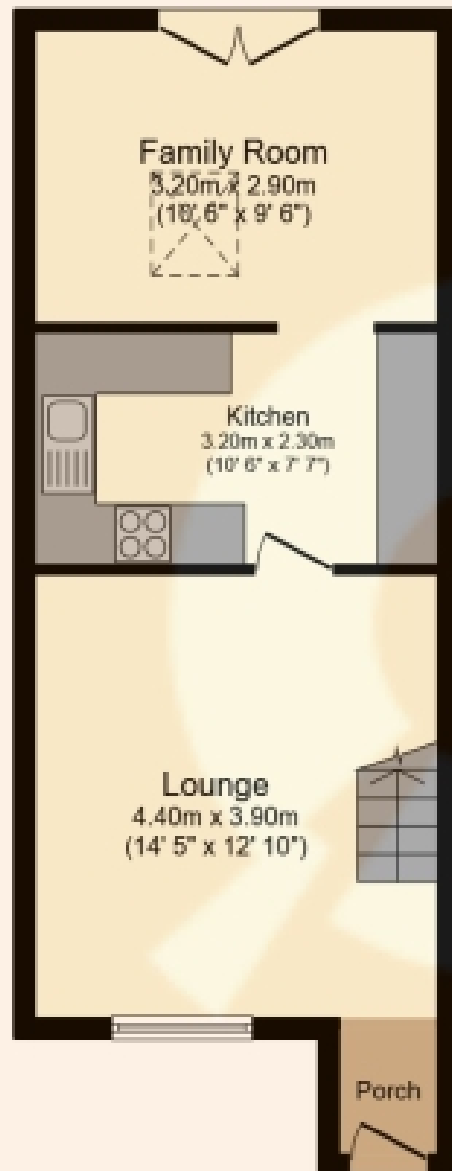




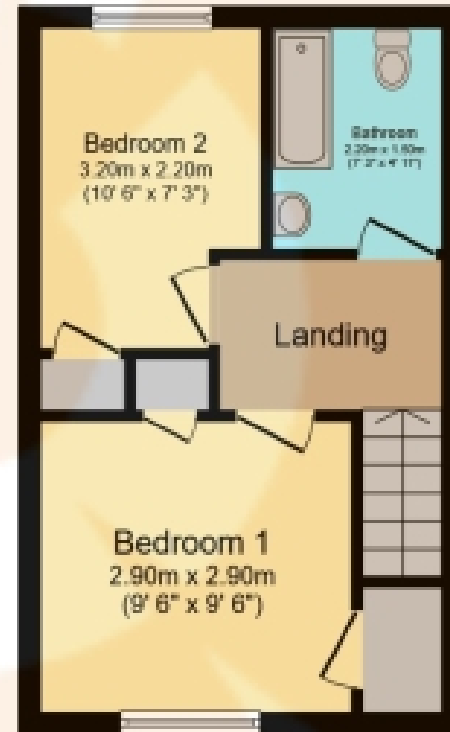
**8 Craighburn Place, Houston**

**Offers Over £159,995**





**Ground Floor**



**First Floor**

Total floor area 67.7 sq.m. (729 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

STUNNING HOME – METICULOUSLY RENOVATED THROUGHOUT WITH FABULOUS REAR EXTENSION \*\* IDYLIC COUNTRYSIDE SURROUNDINGS \*\* CATCHMENT AREA TO RENOWNED LOCAL SCHOOLS \*\* Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.

Welcome to 8 Craighburn Place, a truly stunning mid-terraced home located within a highly sought after Houston address. This meticulously renovated property is presented in impeccable walk-in condition, offering a perfect blend of modern luxury and family-friendly living. Nestled within a peaceful and sought-after estate, and within the catchment area of the renowned Gryffe High School, this home is ideally suited to a wide range of buyers.

As you step into this charming property, you are welcomed into the inviting entrance vestibule that seamlessly flows into the family lounge. The lounge exudes chic elegance, featuring stylish spotlight fixtures that accentuate the warm wooden flooring, creating an ambiance that is both cosy and inviting.

Moving through the home, you'll find the modern kitchen, which has been thoughtfully extended by the current owner to provide an additional flexible living/dining space. The kitchen itself is a chef's dream, boasting sleek white wall and base units that offer ample storage space. These units are beautifully complemented by butcherblock worksurfaces, and the kitchen comes equipped with a range of high-quality integrated and freestanding appliances. You'll find a composite sink, dishwasher, washing machine, fridge/freezer, and a five-burner gas range cooker with an extractor fan. The extension, currently used as an additional sitting area, is flooded with natural light thanks to a Velux window and patio doors that lead out to the rear gardens. This space is versatile and could easily accommodate a dining area, playroom, or any other use that suits your lifestyle.

Heading upstairs, a carpeted staircase with contemporary vertical wire balustrades takes you to the upper level of the home. Here, you'll discover two generously proportioned and stylishly decorated bedrooms, perfect for a growing family or guests. The bedrooms offer comfortable retreats with ample space for relaxation and personalisation.

Completing the internal accommodation is the pristine family bathroom. It features white tiled surrounds and includes a toilet, countertop wash hand basin, and a bath with a shower overhead.

Stepping outside, the property boasts a picturesque rear garden that has been tastefully designed with Indian sandstone paving. This outdoor space is surrounded by eye-catching planting and secure timber fencing, providing a private and tranquil oasis for outdoor gatherings, gardening, or simply enjoying the fresh air.

For families with children, there's a convenient children's play park located to the rear of the property, offering a safe and fun environment for kids to play and make friends. Surrounding the area, you'll find idyllic countryside views, perfect for nature walks and outdoor enthusiasts. The property is within 300 metres of the Clyde Cycle Network, giving immediate access to Ayrshire, the Clyde coast and the Clyde valley.

The ideal location means that this property is within the catchment area for the highly sought after Houston Primary School, St. Fillans Primary and Gryffe High School. The village boasts fabulous amenities including local shops, a doctor's surgery, and a dental practice. Leisure facilities include a bowling club and a tennis and squash club. There are two golf clubs in the neighbouring town of Bridge of Weir and Ingliston Equestrian Centre is less than a twenty-minute drive. Bus links, a short walk away, give regular access throughout the area, into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre, Glasgow City Centre as well as the Clyde Coast.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTACT.

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