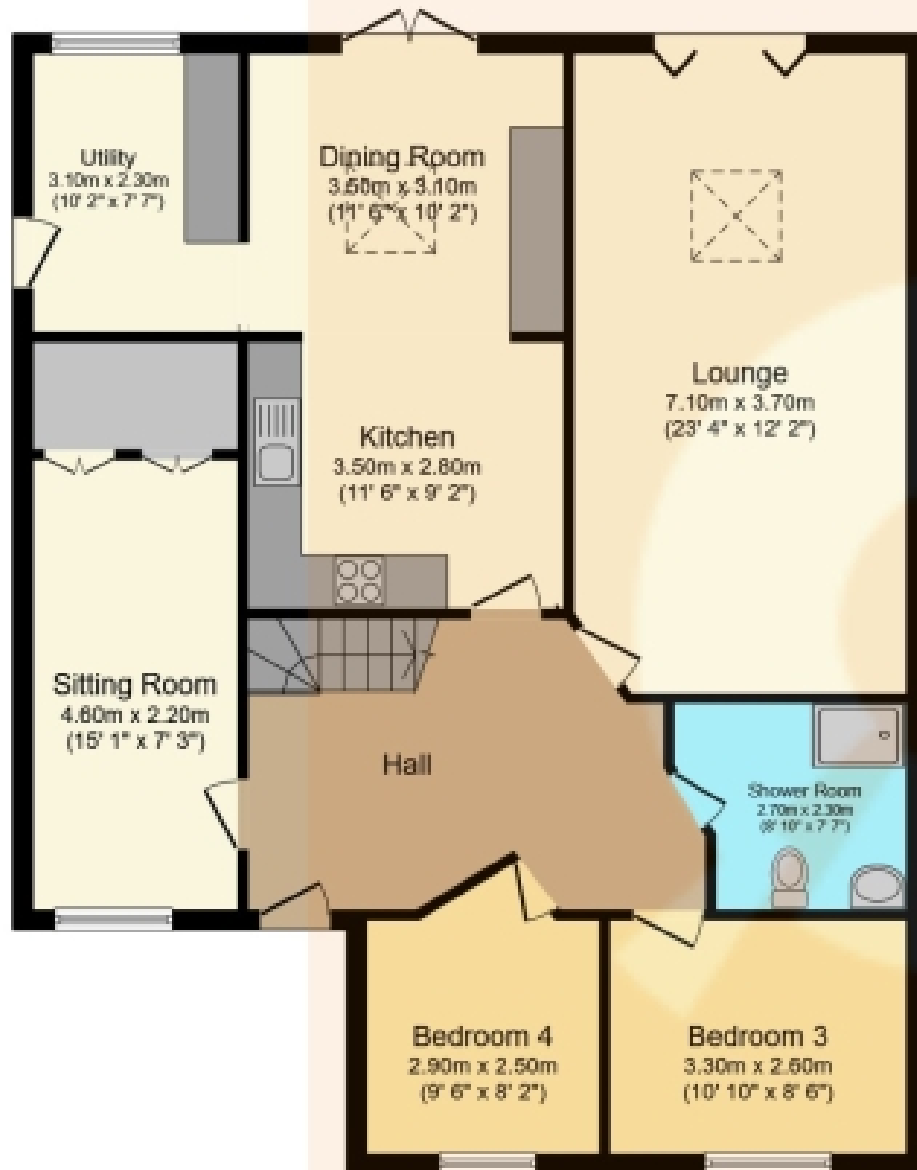




**26 Brierie Hills Court, Houston**

**Offers Over £365,000**





**Ground Floor**



**First Floor**

Total floor area 162.8 sq.m. (1,753 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

Welcome to 26 Brierie Hills Court and this wonderful family home which is nestled within a highly sought-after Houston estate, offering a lifestyle of luxury and comfort. Occupying a substantial plot, this property is sure to impress from the outside in. A substantial monobloc multi-car driveway provides safe off-street parking for various vehicles.

As you step inside, you are introduced to the grand entrance hallway which sets the tone for the rest of this fabulous family home. The family lounge is nothing short of impressive. Natural light streams through the on-trend bi-folding doors, which in turn open out to the sociable decking area. The lounge provides a perfect balance of comfort and style, making it the heart of the home for both relaxation and entertaining.

The contemporary dining kitchen features a range of hi-gloss units and ultra-modern kitchen island with in-built storage underneath coupled with a contrasting butcher-block effect countertop. A designated dining area can be found beneath the charming skylight, and for added convenience, an adjacent utility room offers extra countertop space as well as storage for freestanding appliances.

The ground floor boasts three spacious double bedrooms, with Bedroom Three featuring excellent in-built wardrobes. Additionally, the modern downstairs shower room comprises of a walk-in shower cubicle, w.c., and wash-hand-basin which has been contained within a stylish hi-gloss vanity unit. Contemporary fixtures and fittings can be found throughout.

Moving to the upper level, you will find Bedrooms One & Two. Bedroom One boasts an en-suite shower room, adding a touch of luxury to your daily routine, while Bedroom Two offers an array of fitted storage.

The rear garden is a haven of tranquillity, fully enclosed and predominantly laid to lawn with a sociable decking area - perfect for enjoying the great outdoors with family and friends.

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.

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