





McEwan Fraser Legal

Solicitors & Estate Agents

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# 10 Berl Avenue

HOUSTON, JOHNSTONE, RENFREWSHIRE, PA6 7JJ

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# JOHNSTONE
# RENFREWSHIRE
# PA6 7JJ



















## LOCATION //

Houston's historic village centre is a designated conservation area and is home to village pubs, restaurants, a micro brewery, 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.

# 10 BERL AVENUE

**PROPERTY //**

McEwan Fraser Legal are delighted to introduce to the market this fantastic four bedroom detached villa which offers fantastic and flexible accommodation formed over two levels, with a beautiful outlook. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway sets the tone for the rest of the property. An impressive lounge is flooded with natural light from the large window to the front aspect whilst offering a pleasant outlook. The breakfasting kitchen has a modern range of floor and wall mounted units with a striking worktop, creating a fashionable and efficient workspace. The conservatory allows space for a table and chairs and provides a lovely outlook onto the rear garden. This zone will be popular when mum's breakfast is on the go. The formal dining room will play host to friends and family when showing off your culinary skills. An additional public room/bedroom is pleasantly positioned on this level and can be transformed to meet each individual purchaser's needs and requirements. An impressive shower room completes the accommodation on this level.

The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy well-proportioned bedrooms with a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is complimented with a w.c. A stunning family bathroom completes the impressive accommodation internally.

Externally, there are private front and rear gardens. To the front, there is a driveway providing off-street parking with a garage therafter. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet.

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













"...OFFERS FANTASTIC AND FLEXIBLE ACCOMMODATION FORMED OVER TWO LEVELS WITH A BEAUTIFUL OUTLOOK..."



















# SPECIFICATIONS



**Approximate Dimensions**
**(Taken from the widest point)**

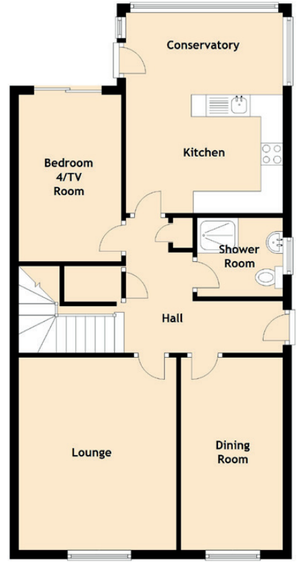
| | |
|---|---|
| Lounge | 3.59 (11'7") x 4.39 (14'4") |
| Dining room | 2.32 (7'61") x 4.08 (13'3") |
| Kitchen | 3.29 (10'7") x 2.73 (8'95") |
| Bathroom | 2.07 (6'7") x 2.00 (6'5") |
| Conservatory | 1.98 (6'4") x 3.15 (10'3") |
| Bedroom 1 | 3.31 (10'8") x 3.51 (11'5") |
| WC | 1.43 (4'6") x 0.71 (2'3") |
| Bedrooom 2 | 2.12 (6'9") x 3.82 (12'5") |
| Bedroom 3 | 3.77 (12'10") x 1.99 (6'5") |
| Bedroom 4 | 2.59 (8'4") x 3.80 (12'4") |
| Shower Room | 1.85 (6') x 2.19 (7'10") |

**Gross internal floor area (m²) -** 110m²

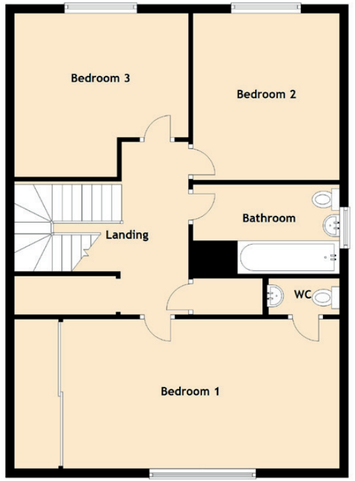
**EPC Rating -** C

**Extras (Included in the sale) :** Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

Ground Floor




First Floor









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**Part Exchange Available**


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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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