



cochrandickie
ESTATE AGENCY

‘Burnbrae’ North Street

Houston PA6 7HJ

www.cochrandickie.co.uk







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‘Burnbrae’ dates back to circa 1800 and is set in the heart of the conservation village of Houston. Extended and re-modelled in recent times to create a family home fit for today’s modern living the property still enjoys all the period features you would expect in such an historical property.

With white render under a slate roof and entered via a vestibule with timber outer leaf door, the reception hallway leads to the most stunning of formal lounges with feature fireplace and solid fuel fire. A set of French doors leads to the level patio and gardens. Also on the ground floor is a cloakroom leading to a shower room, and a fantastic family room/dining kitchen designed by ‘Burndale’ with contrasting granite work surfaces and a further door to the garden.

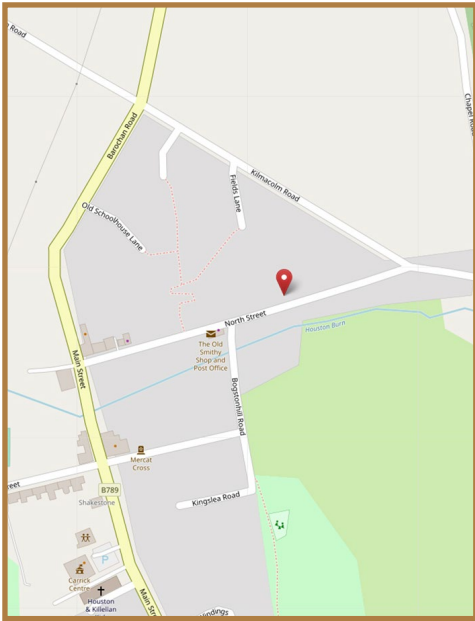
The carpeted stairwell splits in two with the principal bedroom on a slightly lower level with contemporary en-suite shower room and walk-in wardrobe. The stairwell continues to the first floor where the fantastic upper hallway has a dormer window creating a study recess. Two of the bedrooms also have dormers to the rear overlooking the beautiful private gardens. The second bedroom has an en-suite shower room and wardrobe. Bedroom three has ‘Burndale’ office furniture as it is doubles as a home office. Completing the accommodation is a fourth well proportioned bedroom (currently used as a craft room) and a three piece fully tiled bathroom.

The undoubted feature of the property is the location within the village and the garden grounds. Immediately adjacent is to the rear is a slab patio area. Concrete steps lead to an elevated lawn and outhouse. A set of horseshoe steps lead up to a further section of mature garden all bordered by mature trees and shrubs.

The property benefits from gas central heating. The rear windows are modern double glazed while the front windows are sash and case, as required by the Conservation Plan, but benefit from double glazed panels.

Houston is a residential village ideally based for the commuting client giving access to the A737 bypass that links up to the M8 motorway network. The village is also within the much in demand Gryffe School Catchment. Burnbrae is within the Conservation portion of the village with a range of local shops and amenities as well as recreational facilities including Strathgryffe Tennis Club.



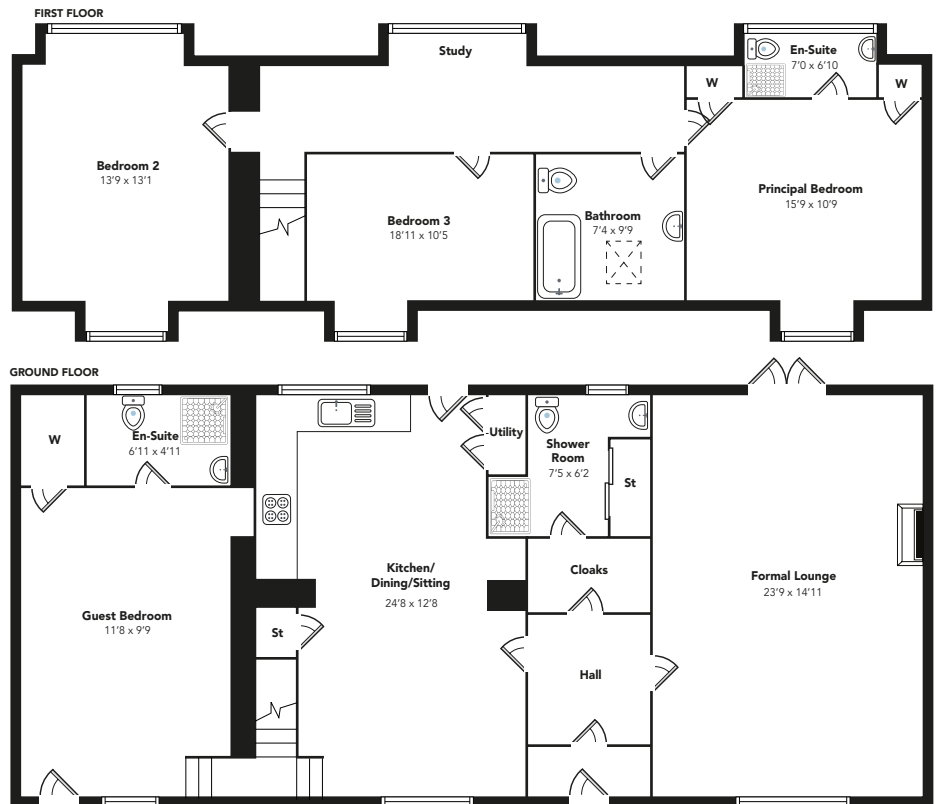


EPC rating
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Office
Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)

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