



Houston Village  
9 Fleming Road

[www.slaterhogg.co.uk](http://www.slaterhogg.co.uk)

Slater Hogg & Howison  
Estate Agency & Lettings



## 9 Fleming Road, Houston, Johnstone, PA6 7EU

Situated in the highly sought after village is this spacious family home with all on one level accommodation. This modern ground cottage flat also has its own front garden with off street parking for two cars. Additionally there is an enclosed garden to the rear. The property has gas central heating and double glazing. Price does reflect some modernisation. Early viewing is recommended.

The accommodation comprises own front door to reception hallway, lovely lounge, dining size kitchen, three double bedrooms and a modern fitted shower room.

Houston is a residential area which is an ideal base for the commuting client, being a drive away from the bypass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. Houston village offers a range of local shops and amenities and social and recreational facilities such as tennis/squash club, bowling club and village pubs. Also within Houston are the respected Gryffe High School and two Primary Schools.



---

**Vendors:**  
Clients of Slater Hogg & Howison

**Viewing:**  
By appointment through Slater Hogg & Howison

**Office Contact:**  
01505 690110

**Reference:** BPG160106  
**EER Band:** D

---





THE SUNDAY TIMES  
THE TIMES

9 Fleming Road Houston,  
Johnstone, Renfrewshire PA6  
7EU



### Travel Directions...

From our Office in Bridge of Weir head west along the Main Street turning right at the traffic lights into Houston Road. Continue along turning left into Old Bridge of Weir Road and at the roundabout turn left into Houston Main Street. Turn left into South Street then take the first right into Fleming Road and No.9 can be found on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

### Room Dimensions...

Lounge	14'1" x 13'6" (4.3m x 4.11m)
Kitchen	12'9" x 10'5" (3.89m x 3.18m)
Bedroom One	12'10" x 10'5" (3.91m x 3.18m)
Bedroom Two	10'8" x 10'8" (3.25m x 3.25m)
Bedroom Three	14'1" x 8'9" (4.3m x 2.67m)
Shower Room	5'5" x 5'5" (1.65m x 1.65m)

### Your local office...

1 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T.01505 690110 E.bridgeofweir@slaterhogg.co.uk

Slater Hogg & Howison  
Estate Agency & Lettings

www.slaterhogg.co.uk



Agents Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Slater Hogg & Howison Estate Agents. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.