



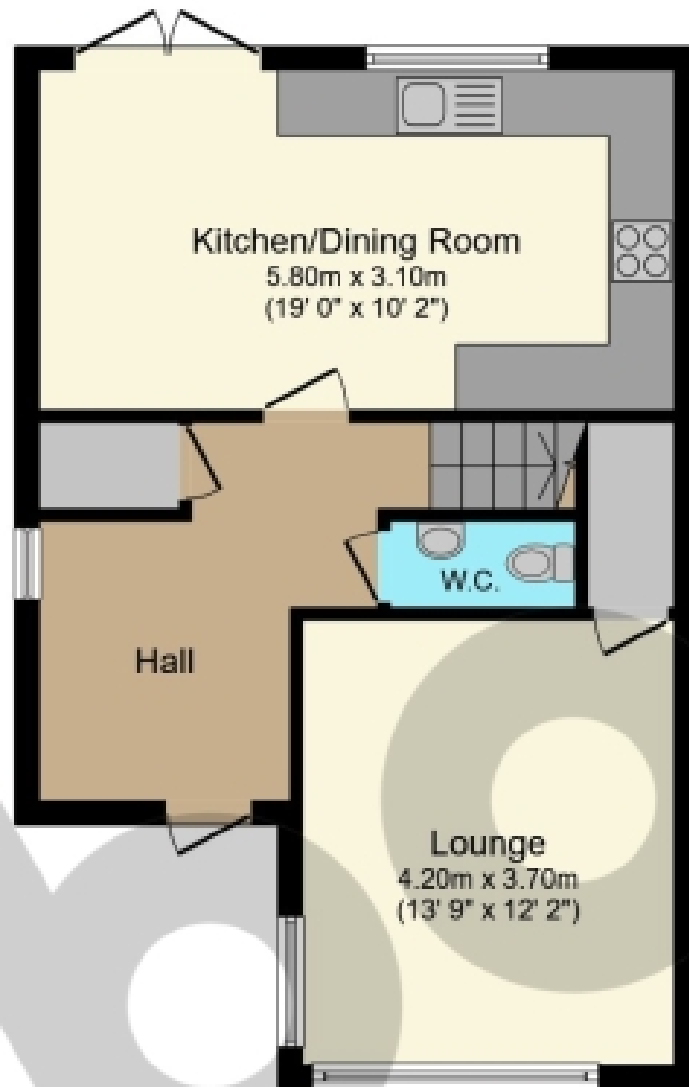
**25 Midton Circle, Howwood**

**Offers Over £290,000**



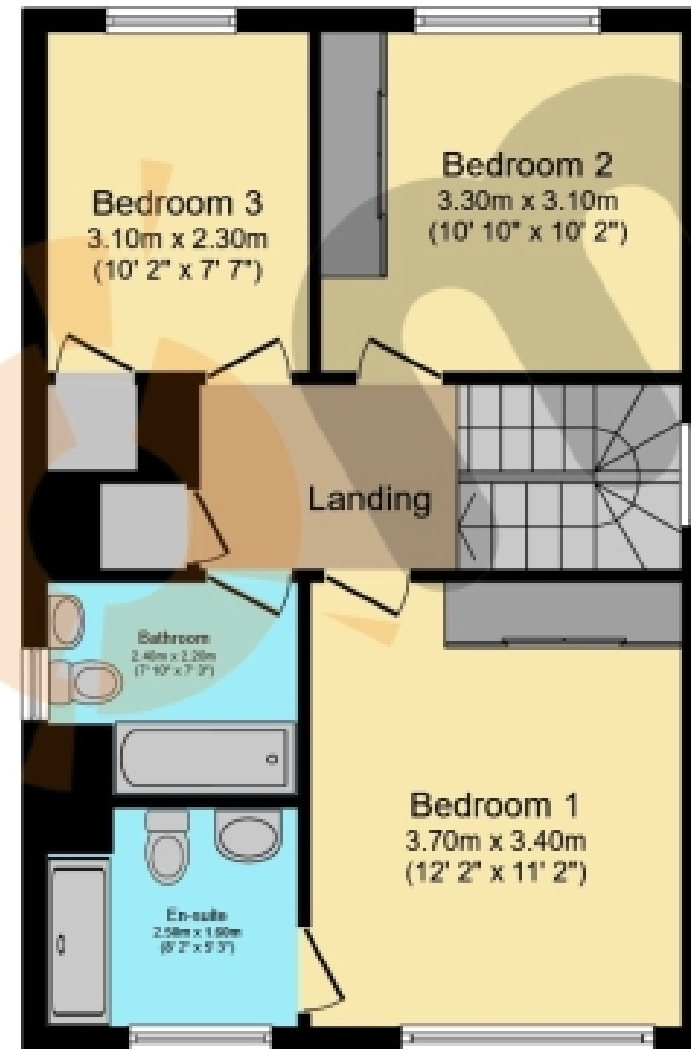






## Ground Floor

Floor area 46.8 sq.m. (503 sq.ft.)



## First Floor

Floor area 52.5 sq.m. (565 sq.ft.)

**TOTAL: 99.3 sq.m. (1,069 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* PRESENTED IN WALK-IN CONDITION \* CONTEMPORARY DINING KITCHEN \* BEAUTIFULLY LANDSCAPED REAR GARDEN \* SOUGHT-AFTER VILLAGE LOCALE \*. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Nestled within the desirable countryside village of Howwood, No. 25 Midton Circle presents a stunning detached home in true walk-in condition. This fabulous family home offers spacious and stylish accommodation within a sought-after, child-friendly estate.

To the front of the home is an extensive multi-car monobloc driveway, lined with mature shrubbery. Upon entering, you are welcomed into the bright and airy reception hallway leading to the lounge in the first instance. The family lounge boasts impressive dimensions coupled with neutral tones and fitted carpets – the perfect space to relax and unwind.

The contemporary dining kitchen holds an array of white wall and base mounted units paired with granite effect countertops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob with electric oven/grill, fridge/freezer and dishwasher. The spacious layout offers ample room for dining, creating the perfect setting to enjoy an evening meal with family while taking in views of the rear garden via the sliding patio doors.

Completing the ground floor is a pristine W.C. which is perfectly elegant in all its simplicity. A carpeted staircase leads to the upper level with three generously proportioned double bedrooms. All three bedrooms hold excellent in-built storage solutions with Bedroom One further boasting an en-suite shower room.

Completing No. 25 internally is a fully tiled, three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin alongside quality chrome fixtures and fittings.

The beautifully landscaped rear garden is spread across two levels, with a mixture of mature shrubbery, decorative stone chips, manicured lawn and monobloc area; it's the perfect space to enjoy during the summer months.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for local Primary and Secondary Schools. For detailed information on schooling, please use The Property Booms school catchment and performance tool on our website.

Howwood is a picturesque village with a great selection of local amenities including shops, pubs, restaurants, schools, and transport links. Bus links 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, and Glasgow City Centre. Howwood Train Station is an approx. 10-minute walk, offering frequent services to both Glasgow and Ayr. Additionally, the property has direct access to Howwood Park, featuring a spacious grass pitch and children's play area.

This property will no doubt be very popular therefore we would highly recommend an early viewing. 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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