

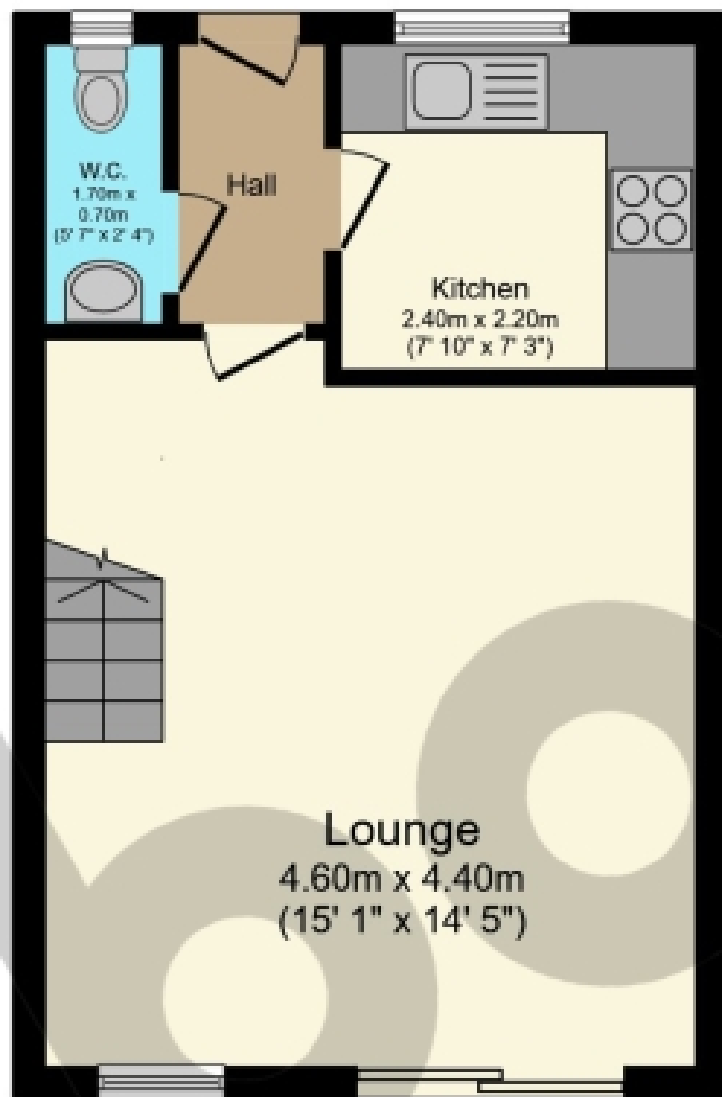


**Offers Over £199,995**



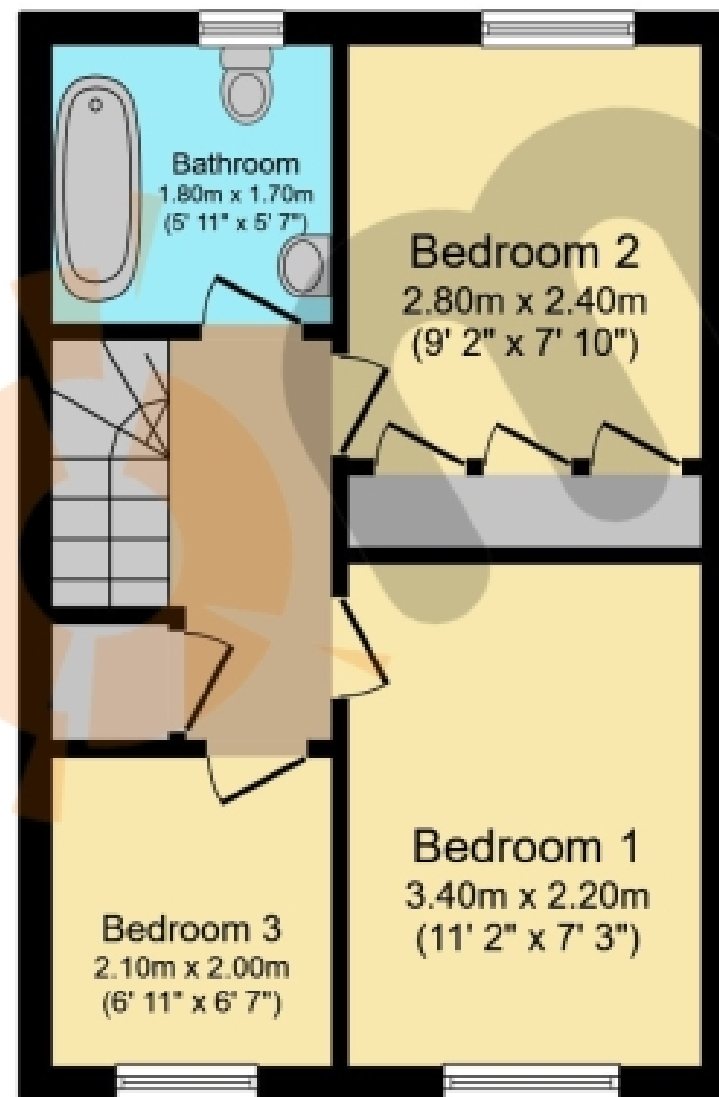






**Ground Floor**

Floor area 30.4 sq.m. (327 sq.ft.)



**First Floor**

Floor area 30.4 sq.m. (327 sq.ft.)

**Total floor area: 60.7 sq.m. (654 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

**\*SPACIOUS FAMILY HOME ON GENEROUS CORNER PLOT \* DESIRABLE VILLAGE LOCALE \* MODERN FITTED KITCHEN & BATHROOM \* FABULOUSLY LOW MAINTENANCE REAR GARDEN \* WALKING DISTANCE TO TRAIN STATION \***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.24 Linister Crescent, a desirable family home located in the charming village of Howwood. The property boasts an impressive corner plot offering extensive garden space and multicar driveway as well as being within walking distance to local amenities, schools and Howwood Train Station providing regular services to Glasgow City Centre in less than 20 minutes.

The home is maintained immaculately both inside and out with lawn sections and an extensive multicar driveway leading to the front of the home. Upon entering, you're welcomed into the spacious family lounge, the room is decorated in soft, neutral tones with a traditional focal point fireplace and patio doors leading to the rear garden for pleasant indoor-outdoor living.

The modern fitted kitchen features sleek white base and wall-mounted cabinetry paired with marble effect worktops and quality integrated appliances including an oven, hob and extractor fan. Completing the ground level is the convenient W.C. which is perfectly elegant in all its simplicity.

Into the upper level are three generously proportioned bedrooms with Bedroom One featuring excellent built-in storage solutions. Completing the home internally is a contemporary three-piece bathroom comprising of a W.C., wash hand basin and bath with overhead shower.

The rear garden is fully enclosed and fabulously low-maintenance, it features a sociable decking area and well-maintained lawn space; perfect for children and pets alike.

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.

**\*AI DIGITAL STAGING HAS BEEN USED FOR ADDED VISUALS TO THIS PROPERTY LISTING\***

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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