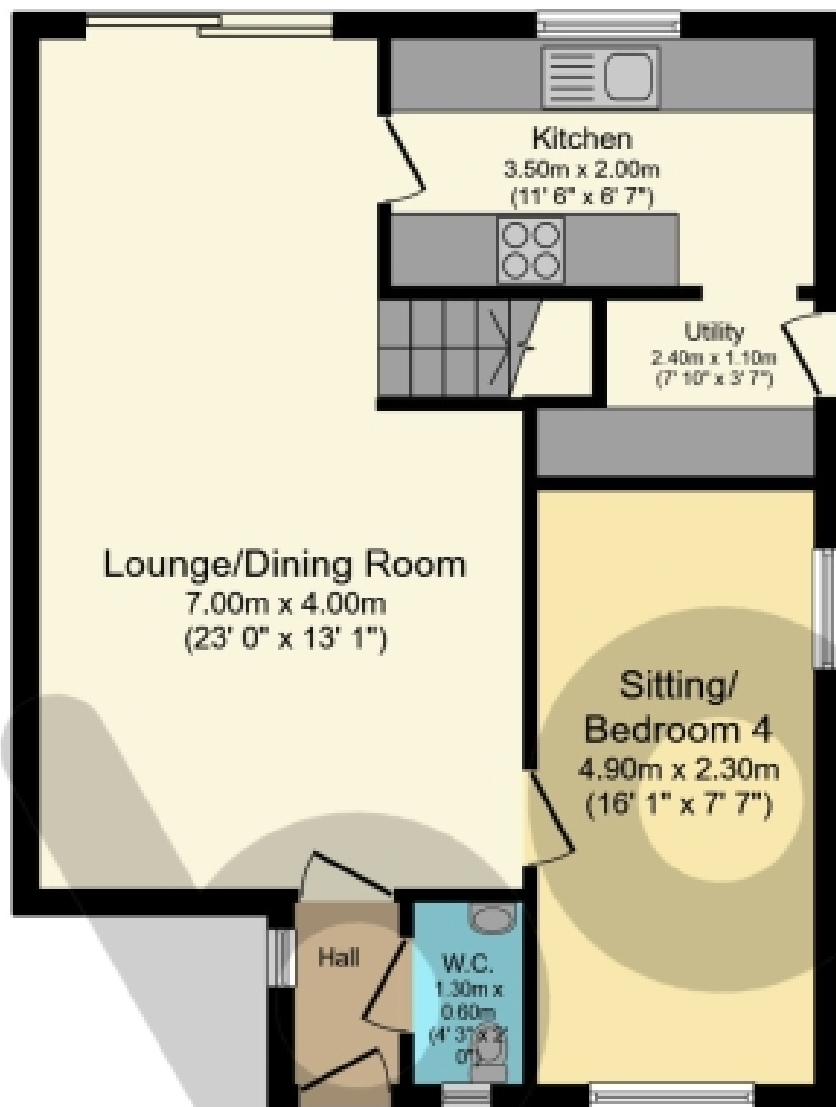




39 Earlshill Drive, Howwood

Offers Over £279,995





Ground Floor

Floor area 51.7 sq.m. (557 sq.ft.)



First Floor

Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 96.5 sq.m. (1,039 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

THE PROPERTY

Welcome to No. 39 Earlshill Drive and this impressive family home, which is ideally placed in the Howwood locale, just a short drive to a host of excellent local amenities.

Externally to the front, the property boasts a desirable corner plot, with a large multi-car driveway providing safe off-street parking for various vehicles. Entry to the property is via a UPVC door, through the reception hallway and in the first instance to the strikingly spacious family lounge/dining area. This space has been stylishly decorated with neutral tones and quality LVT flooring (with 20-year warranty).

The modern fitted kitchen features a range of white high-gloss wall and base mounted units with contrasting granite-effect countertops. Integrated appliances include a 4-ring electric hob, electric oven/grill and extractor hood which will all be included within the sale. Off the kitchen is a separate utility room which houses an integrated fridge/freezer, with further under counter space for a washing machine and tumble dryer.

On the ground floor you will find Bedroom Four, which was previously a garage, providing an impressive addition to the home. Our clients are currently using this space as a second sitting room; however, it would make the perfect home office or fourth bedroom. Completing the ground floor accommodation is the downstairs W.C. which is perfectly elegant in all its simplicity.

Climbing the stairs will bring you to the three remaining bedrooms, boasting generous dimensions, in-built storage, and neutral décor. Bedroom One further benefits from a recently replaced en-suite shower room with modern fixtures and fittings. Completing the internal accommodation is the three-piece family bathroom comprising of a shower-over-bath with glass screen, w.c. and wash-hand-basin.

The fully enclosed rear garden features a large sociable decking area, perfect for outdoor entertaining/dining alfresco. There is a section laid to lawn, making for easy maintenance and the wooded area in the background provides a peaceful atmosphere. The garden features a timber shed for storage of outdoor equipment, and our clients have cleverly converted the timber garage into a home gym, offering a highly versatile space.

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 approximately a 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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