



16 BOWFIELD WAY
HOWWOOD

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Panoramic views towards the surrounding countryside from this stylish four bedroom detached family villa in a popular and established cul-de-sac setting.

An attractive, well presented, and modern detached home which is presented within the exclusive Bowfield Way cul-de-sac in this popular Renfrewshire village of Howwood. The village is attractive to commuters with excellent road links via the A737 to both the Clyde coast and via the M8 Motorway towards Glasgow City Centre. There is also parking at the main railway station with regular services towards Glasgow. The village has some local shops, and a well-regarded local primary school.

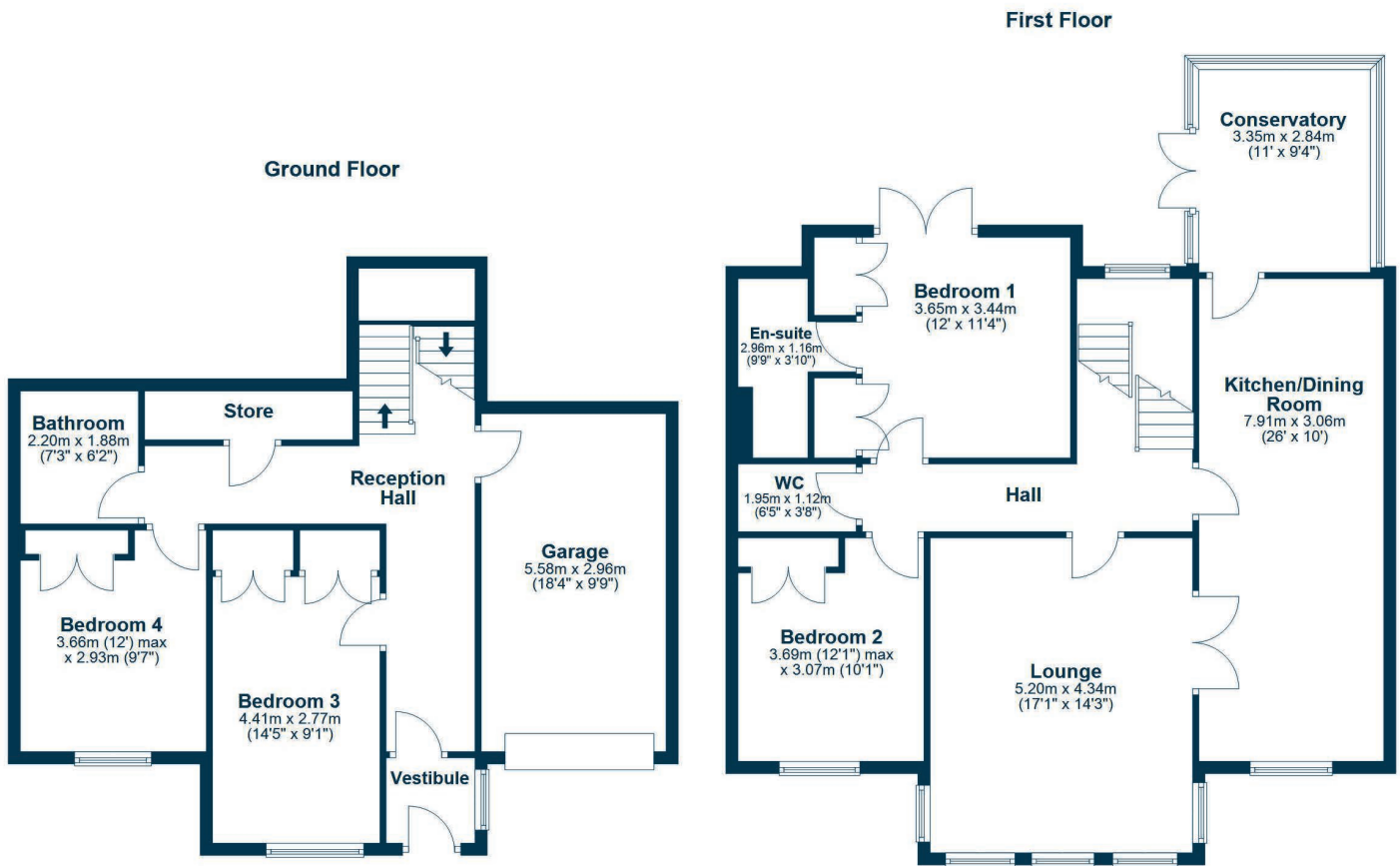
The stylish home has been designed to maximise the panoramic outlook with an inverted layout featuring the main living space on the upper floor. The stunning lounge has panoramic views over the village towards the surrounding countryside. This room also features a HWAM modern log burning stove with Wi-Fi controls. This property also features a refitted modern kitchen with a range of integral appliances and a specification that includes gas central heating and double glazing.

The accommodation comprises of an entrance vestibule on the lower ground floor leading into an L shaped reception hallway with deep storage cupboard and internal access to the garage. There are two double bedrooms on this ground floor level, both with fitted wardrobes and a family bathroom. On the first floor level of this property the reception hallway has access to a stunning lounge featuring a box bay window with five double glazed windows allowing views of the surrounding countryside. This room has a modern and efficient log burning stove and twin timber and glazed doors leading to the adjacent dining room which is open plan to the modern refitted kitchen. The kitchen also has entry into a modern conservatory with pleasant views over the landscaped and level rear garden. The principal bedroom is a double sized room with twin fitted wardrobes and an ensuite shower room and twin glazed doors to the rear garden. There is a fourth double bedroom with fitted wardrobes on this level that is currently being used as a home office and a modern cloakroom WC. The property has an attic providing storage and an integral full sized garage.









The village of Howwood is situated in the beautiful West Renfrewshire countryside offering a village lifestyle with convenience of under eighteen miles to Glasgow city centre and some nine miles to Glasgow International Airport. There is a well regarded local Primary School, local shops with a wide range of shops and supermarkets in nearby Johnstone, the Phoenix retail park and Braehead. Howwood railway station has park and ride facilities with regular services to the Clyde coast and Glasgow city centre. There are bars and restaurants in the village including the Bowfield Hotel and spa, the Boarding House and the newly refurbished Howwood Inn. The A737 (Howwood bypass) links to the M8 motorway at Glasgow International Airport. Schooling is available locally at St Anthony's and Howwood Primary school and St Benedict's and Johnstone High school.

BW2559 | Sat Nav: 16 Bowfield Way, Howwood, PA9 1BF

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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