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Torbracken Howwood, Howwood

Offers Over £289,995



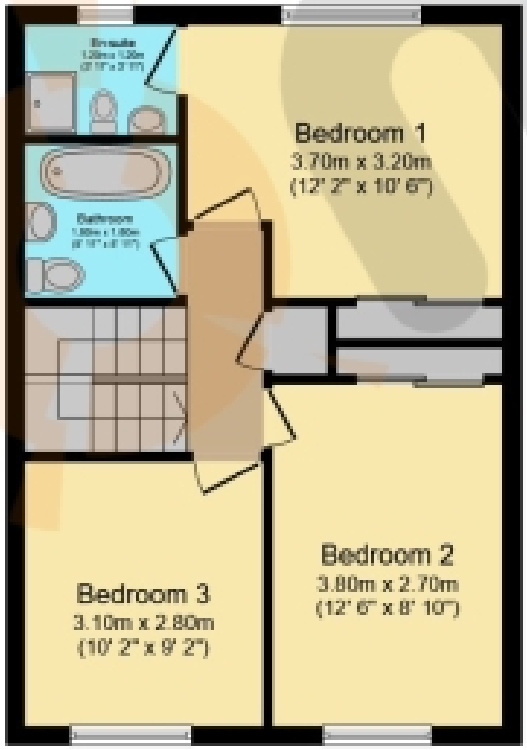








Ground Floor



First Floor

Total floor area: 104.2 sq.m. (1,121 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

Set in the highly desirable village of Howwood, this impressive, detached villa boasts 3 bathrooms, a conservatory, beautifully landscaped rear garden and a monobloc driveway providing off-street parking for multiple vehicles. Conveniently located close to the train station and the village's local amenities, including shops, bars, restaurants and Howwood Primary School. Please contact The Property Boom for further details and to arrange your viewing.
Set within a residential development in the sought-after village of Howwood, Torbracken is a walk-in condition detached home with accommodation over two levels. To the front, a broad multi-car monobloc driveway and leads to the integral garage, providing safe off-street parking for a number of vehicles.

The entrance hallway leads into a spacious, open-plan lounge and dining area, enhanced by a large window formation which allows an abundance of natural light to flood the space. Wood-effect flooring flows throughout, creating a warm and inviting feel. The lounge offers ample room for a generous corner sofa, while the adjoining dining area comfortably accommodates a six-seater dining table.
Elegant patio doors open into the charming conservatory, offering a versatile additional living space overlooking the rear garden. Whether utilised as a second sitting room, playroom, home office or simply a peaceful spot to unwind, this space can be tailored to suit a variety of needs. With direct access onto the decking area, it provides the perfect setting for relaxing and entertaining during the warmer months.
The modern fitted kitchen features high-gloss cream wall and base mounted units, butcher-block effect worktops and a built-in wine rack. An integrated oven and 4-ring gas hob sit below a feature mosaic-tiled splashback and extractor hood. There is further free-standing space for a fridge/freezer and washing machine, and the garden gives additional access to the rear garden via a UPVC door.

Completing the ground level is the downstairs W.C. with wash-hand-basin.
Upstairs, the master bedroom comfortably accommodates a double bed and benefits from sliding mirror-fitted wardrobes. This bedroom boasts an e-suite shower room, featuring a walk-in shower enclosure, wash hand basin with vanity storage and W.C. Bedrooms Two and Three could also accommodate a double bed.
The luxurious family bathroom features a freestanding bath with wall-mounted fittings and an illuminated recessed shelf. Statement tiling, a wall-hung vanity unit and a W.C. with a concealed cistern complete the space.
The enclosed rear garden is predominantly laid with synthetic lawn for minimal upkeep, with a further monobloc and decking area, offering space for outdoor seating. Gravel edging and a generous border frame the garden. This property further gains from gas central heating and double glazing throughout.
Howwood itself is a highly desirable Renfrewshire village, admired for its attractive surroundings, strong sense of community and excellent everyday amenities. The village offers a selection of shops, pubs, restaurants and local services, while regular bus connections provide convenient access throughout the surrounding area and towards Glasgow. For commuters, Howwood Train Station is approximately a 2 minute walk away and offers regular services towards Glasgow and Ayr. The M8 motorway network is also within easy reach, providing straightforward access to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre. A further highlight is the property's short walk to Howwood Park, with its generous green space and children's play area offering an excellent recreational amenity.

Early viewing is highly recommended. Viewing is strictly by appointment. Please contact The Property Boom to arrange a viewing, request further information or obtain a copy of the Home Report. Any areas, measurements or distances quoted are approximate. Floor plans are for illustration purposes only and are not to scale. AI has been used to enhance this property.

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