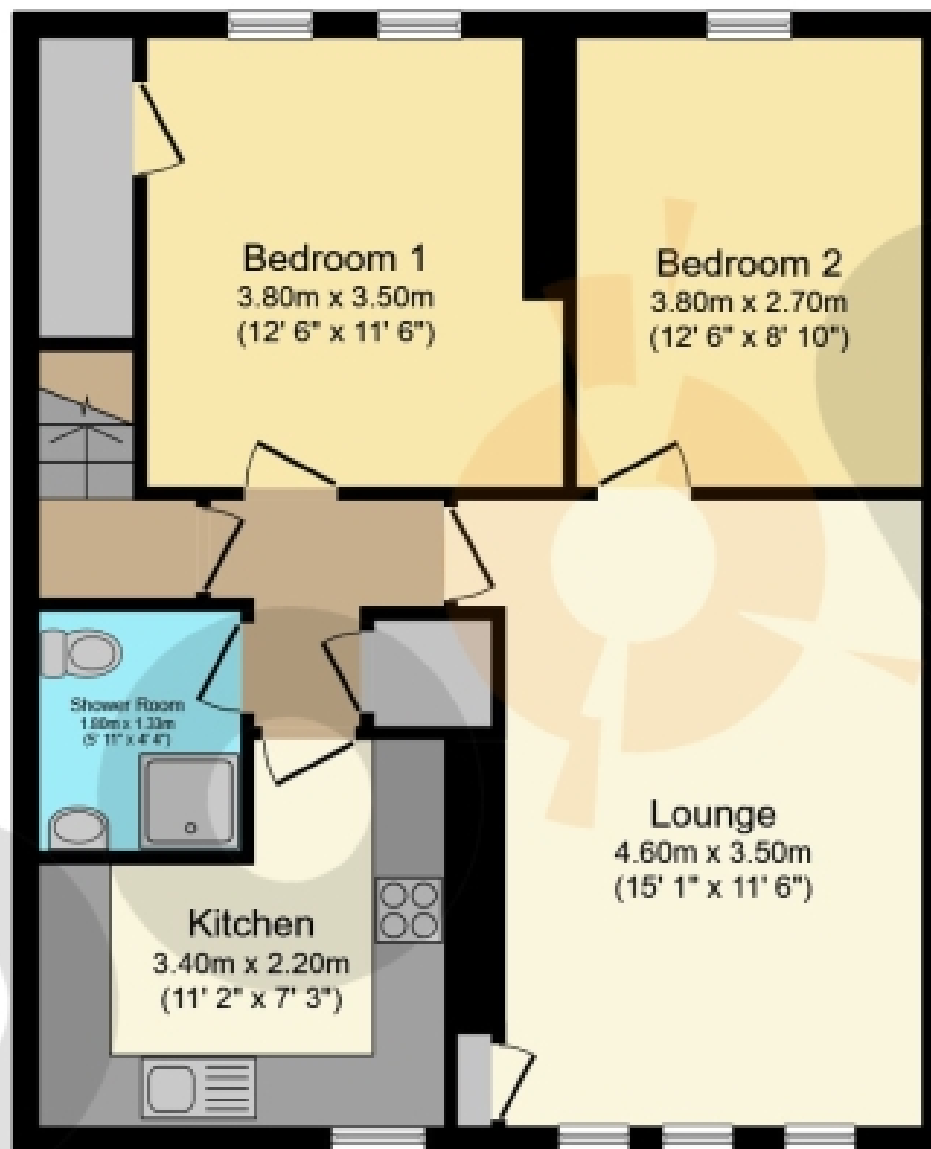




**Beith Road, Howwood**

**Offers Over £130,000**





Floor Plan

Total floor area: 67.3 sq.m. (725 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

Rarely available, this stylish upper cottage flat enjoys a picturesque countryside setting and offers contemporary living at its finest. Featuring a modern kitchen, tasteful décor throughout, and a beautifully maintained private garden with a multi-car driveway, this charming home is sure to appeal to a wide range of buyers. Please contact Boom now for lots more info and a copy of the Home Report.

Occupying prime position at the tip of Howwood, this beautifully presented home enjoys stunning wraparound countryside views and is immaculately presented both inside and out. The property holds a generous multi-car driveway and a paved pathway leading to the front entrance. A private stairwell provides access to the home, opening into a reception hallway that provides access to all the rooms.

The stylish lounge is a standout feature, offering a charming blend of character and contemporary style. Sleek grey wall panelling adds depth and elegance to the space, while the focal point fireplace creates a warm and inviting atmosphere. Three large windows flood the room with natural light and frame attractive views across the surrounding landscape.

Generous proportions allow the room to be comfortably arranged as both a lounge and dining area, offering excellent flexibility for modern living.

The ultra-modern kitchen is finished to an impressive standard, featuring sleek high-gloss grey base and wall-mounted cabinetry, complemented by stylish grey granite-effect countertops. Quality integrated appliances include a gas hob, extractor fan, double oven and dishwasher, creating a practical and well-equipped space for everyday cooking and entertaining.

The home is completed by two well-proportioned double bedrooms and a pristine shower room. Both bedrooms comfortably accommodate a double bed, with Bedroom One further benefiting from built-in storage. The shower room comprises a walk-in shower cubicle, W.C. and wash hand basin with vanity storage.

Externally, the grounds are divided into two sections. A large, fully enclosed private garden, predominantly laid to lawn creates a secure and versatile outdoor space for both children and pets alike. In addition, residents can enjoy access to a generous communal area, complete with a drying green and patio, offering further space to relax and enjoy the outdoors.

This property further gains from gas central heating and new double glazing.

All has been used to enhance this property.

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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[www.thepropertyboom.com](http://www.thepropertyboom.com)

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)