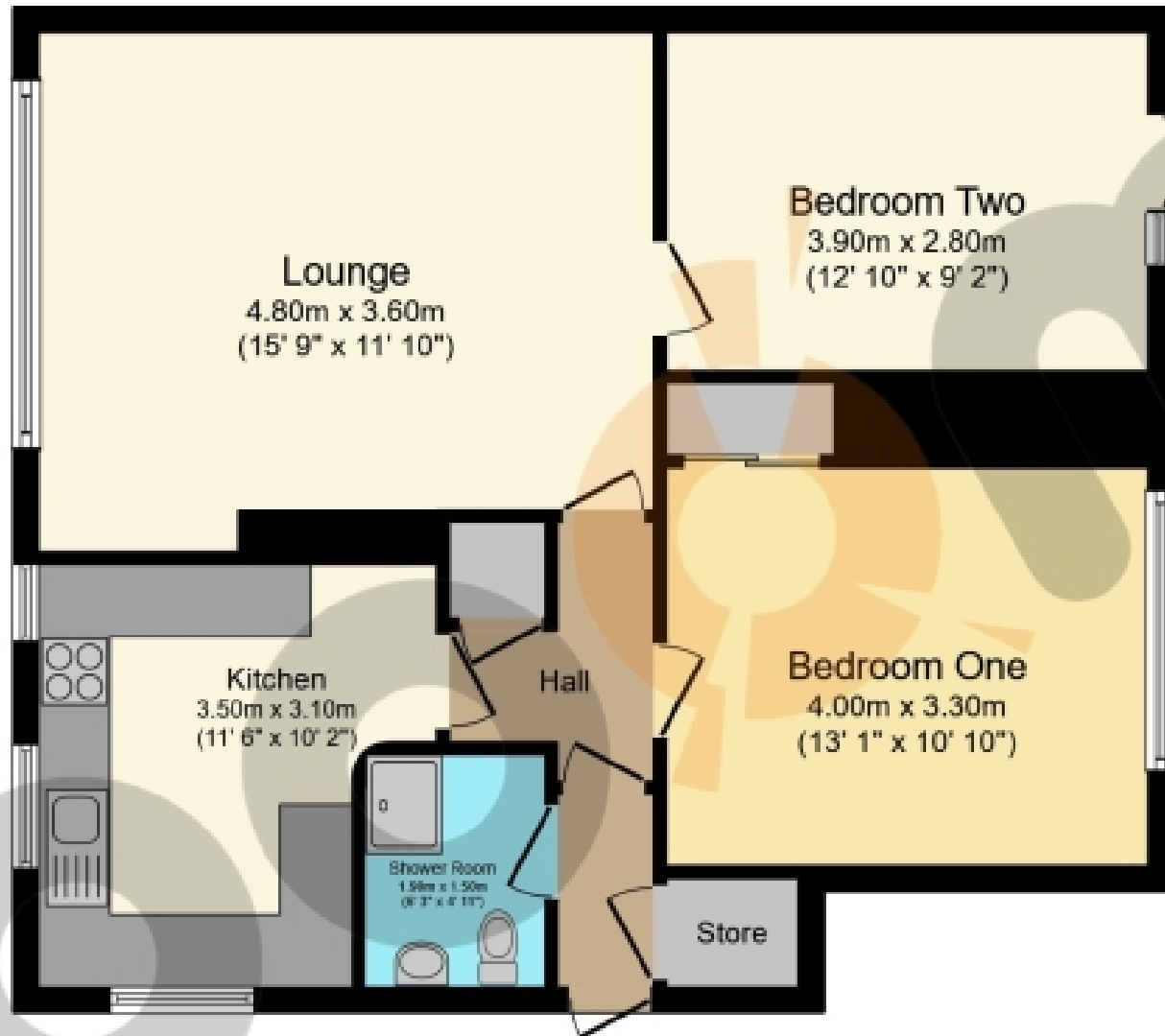




**5 Beith Road, Howwood**

**Offers Over £85,000**





## Floor Plan

Floor area 69.8 m<sup>2</sup> (751 sq.ft.)

**TOTAL: 69.8 m<sup>2</sup> (751 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

**\*\* OWN DOOR ACCESS \*\* PRIVATE DRIVEWAY & REAR GARDEN SPACE \*\* FANTASTIC FIRST-TIME PURCHASE (NO ONWARD CHAIN) \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 5 Beith Road, Howwood, and this spacious own door, ground floor flat. Due to its competitive asking price, this property presents the ideal opportunity for first time buyers and professionals alike.

Externally, the front garden features a selection of decorative stone chips and mature shrubbery. The property also boasts a private driveway, providing safe off-street parking.

A paved walkway leads you to the front entrance, giving access in the first instance to the spacious family lounge, which is awash of natural sunlight thanks to the large window formation.

The well-appointed kitchen features a host of wall and base mounted units, and integrated appliances include a 4-ring electric hob with electric oven/grill. There is further space for free-standing appliances where desired.

The property features two generously proportioned double bedrooms, with Bedroom One featuring in-built storage solutions. Completing the internal accommodation is the convenient wet room, comprising of a shower head, w.c., wash hand basin.

To the rear, you will find the communal rear garden, which is predominantly laid to lawn.

Howwood is a picturesque village with a great selection of local amenities including shops, pubs, restaurants, schools, and transport links. The renowned Boarding House is just a short walk away and only a 5-minute drive away is the exclusive Bowfield Country Club & Hotel offering excellent leisure facilities and restaurant. Howwood train station and 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.

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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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