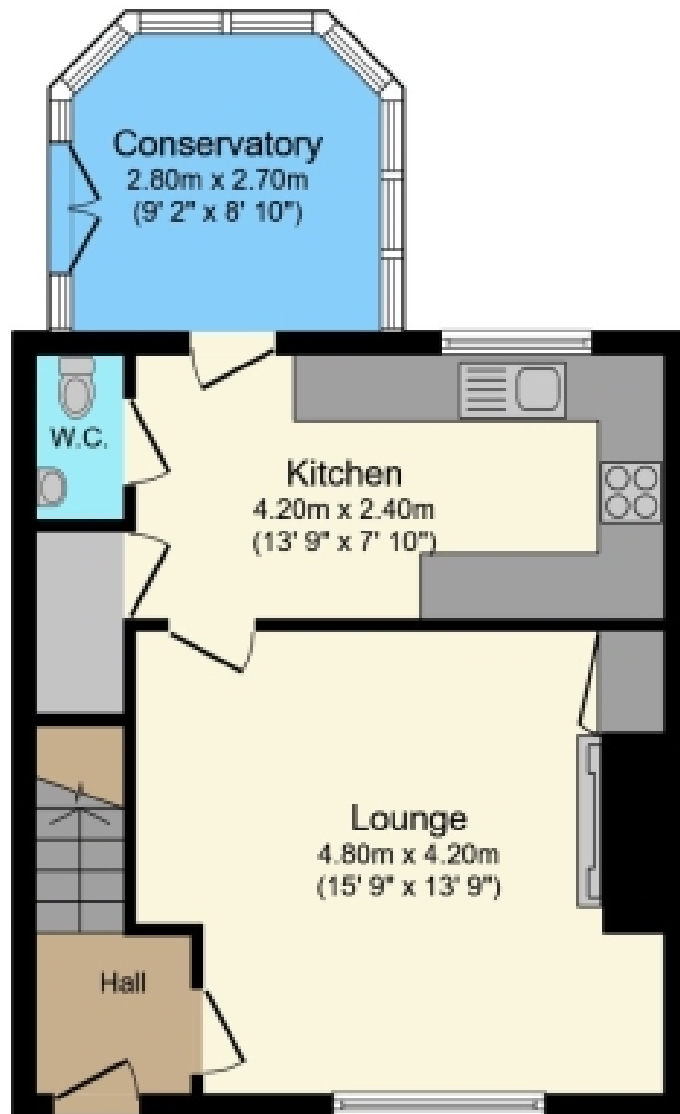




8 New Avenue, Howwood

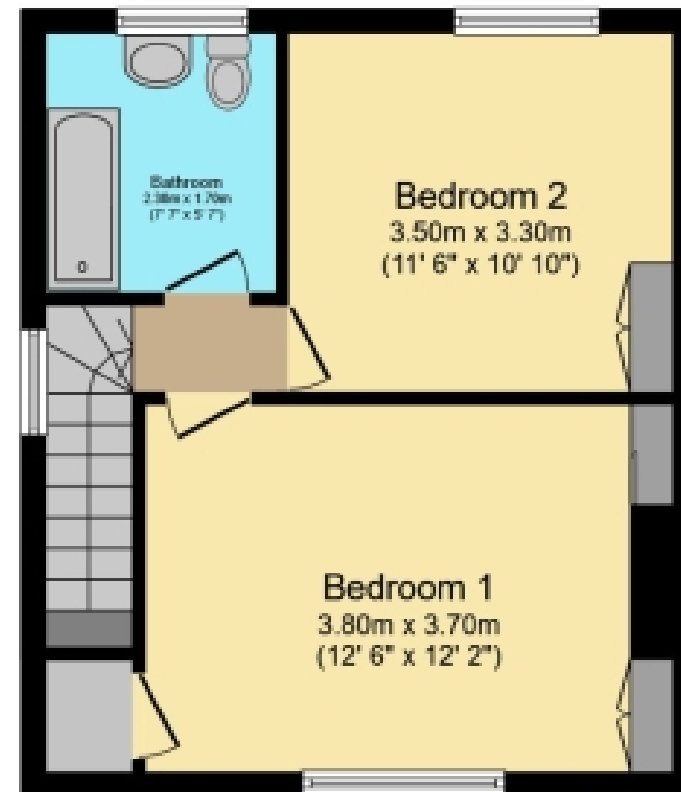
Offers Over £144,995





Ground Floor

Floor area 46.0 sq.m. (495 sq.ft.) approx



First Floor

Floor area 38.2 sq.m. (411 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to No. 8 New Avenue and this fabulous semi-detached home which has been presented to the market in true walk-in and start living condition, offering stylish and spacious accommodation within the highly sought after Howwood locale.

To the front of the property is a monobloc multicar driveway leading to detached garage, providing ample off-street parking solutions. You are welcomed through the bright and airy reception hallway with fresh décor and quality fitted carpets, leading you in the first instance to the lounge. The family lounge boasts impressive dimensions complimented with tasteful décor and a focal point fireplace fills the room with a delightful warmth.

The contemporary fitted kitchen holds an array of grey wall and base mounted units paired with contrasting countertops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, and there is ample space for freestanding appliances. Off the kitchen is a charming conservatory which offers flexible living for a multitude of potential uses, this is currently being used as an additional sitting area but could also be used as a Dining Room, Home Office, or Playroom. Completing the ground level is a pristine W.C. which is perfectly elegant in all its simplicity.

On to the upper level are two generously proportioned double bedrooms both boasting excellent in-built storage. Completing No. 8 internally is a modern three-piece family bathroom comprising of shower-over-bath with glass screen, W.C. and wash-hand-basin with quality fixtures and fittings including a chrome waterfall mixer tap.

To the rear of the home is an extensive rear garden, predominantly laid to lawn and boasting a sociable decking and patio area along with a detached garage. The garden is fully enclosed and the perfect space for children & pets alike.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

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.

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.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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