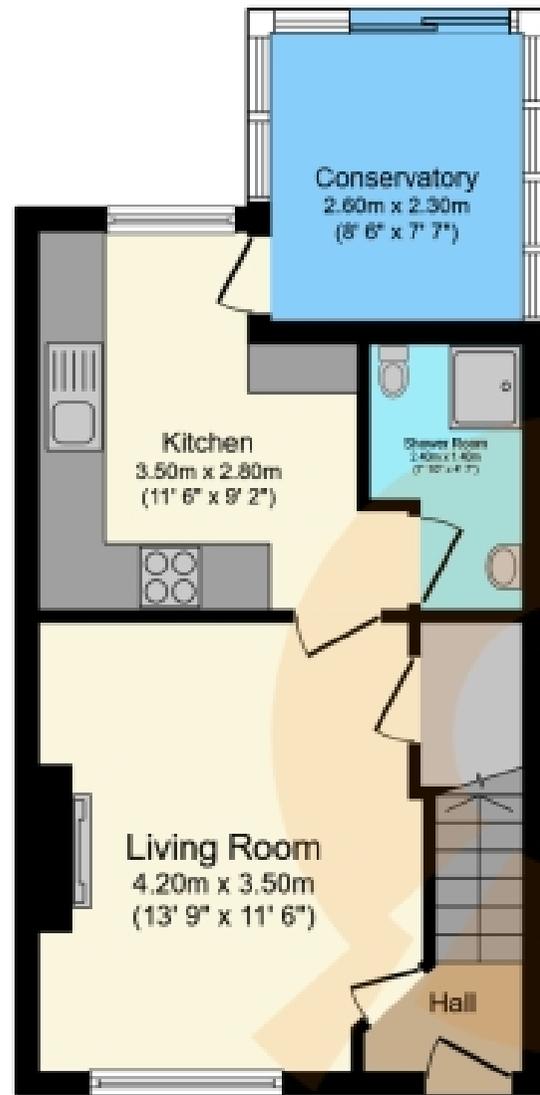




**Cosy Neuk, 40 Kilnknowe Cottages Midton Road, Howwood**

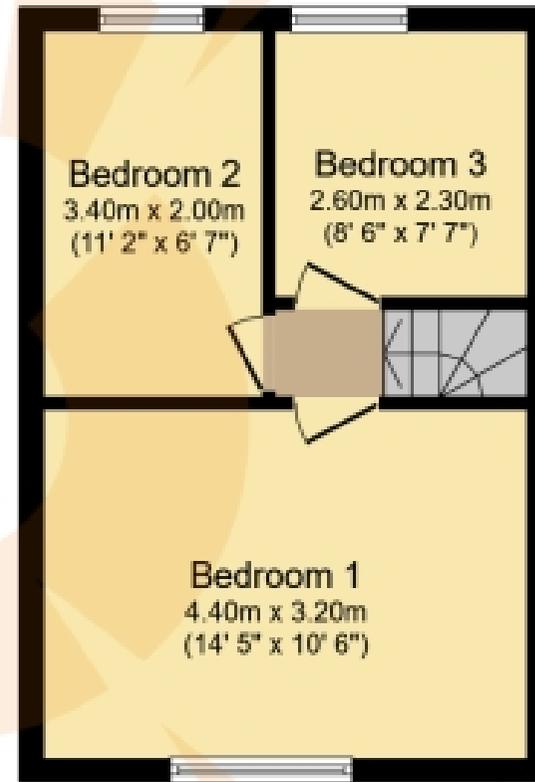
**Offers Over £149,995**





### Ground Floor

Floor area 37.4 m<sup>2</sup> (402 sq.ft.)



### First Floor

Floor area 28.8 m<sup>2</sup> (310 sq.ft.)

**TOTAL: 66.2 m<sup>2</sup> (713 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

**\*\* SOUGHT-AFTER LOCALE \*\* MODERN FITTED KITCHEN \*\* EXTENSIVE & FULLY ENCLOSED REAR GARDEN \*\* CLOSEBY TO AMENITIES & TRANSPORT LINKS \*\*.**

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report

Situated within the highly sought-after Howwood locale, No. 40 Kilknowe Cottages is a charming semi-detached home offering spacious family accommodation. The property is just a short drive from a host of amenities, public transport links, and schools, making this a fabulous opportunity for a wide range of purchasers.

As you step into No.40, you're met with a captivating garden with vibrant flowers and lush bushes, creating a warm and inviting atmosphere. Upon entering the property, you're greeted by a welcoming reception hallway that flows seamlessly into the spacious lounge. The lounge impresses with its ample dimensions, tasteful décor, and a stylish modern focal point fireplace adding to the cosy ambiance.

Following through, we enter the modern fitted kitchen that holds a great amount of wall and base-mounted cabinetry, and there is ample space for freestanding appliances where desired.

The ground floor hosts a fully wet-walled three-piece shower room, complete with shower, W.C., and wash hand basin. The room is equipped with window shelving designed to hold toiletries.

Finishing our tour of the ground floor, we're greeted by one of the property's standout features: the conservatory. It's a wonderful space ideal for relaxing after a busy day, flooded with natural light from its expansive windows, creating a bright and airy atmosphere. Perfect for hosting gatherings with family and friends.

On the upper level are three generously proportioned bedrooms, all filled with an abundance of natural light.

The back garden is completely enclosed, making maintenance manageable. It's mostly covered by lawn, providing an ideal play area for both children and pets. Additionally, there's a paved section, perfect for enjoying the sunshine or entertaining.

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

It is 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.

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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