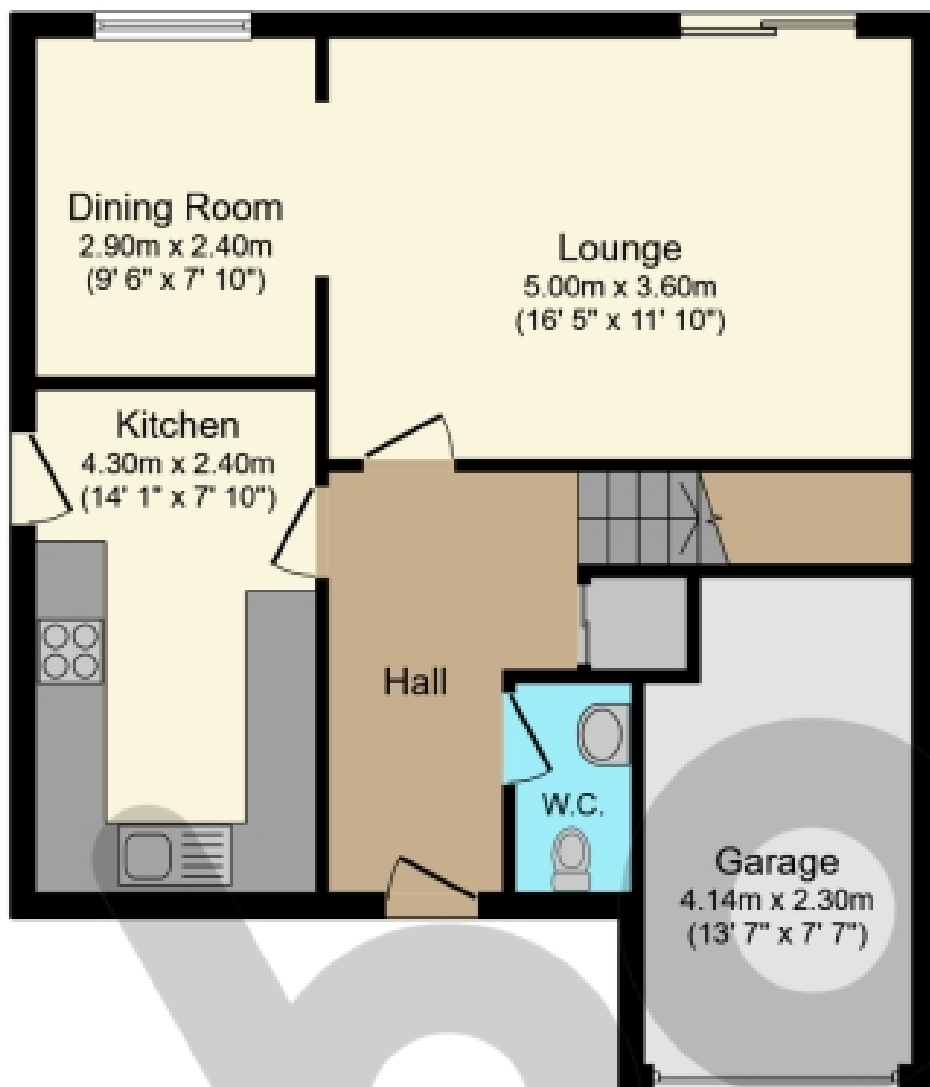




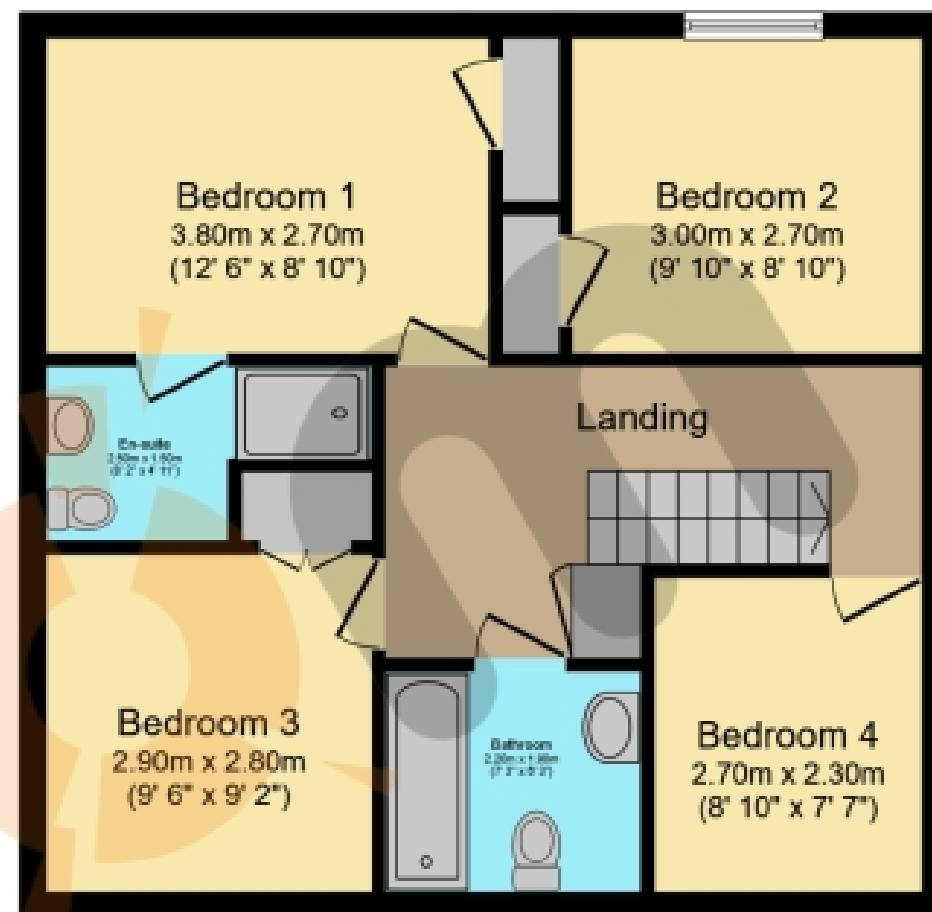
46 Linister Crescent, Howwood

Offers Over £249,995





Ground Floor
Floor area 58.1 sq.m. (626 sq.ft.)



First Floor
Floor area 54.7 sq.m. (589 sq.ft.)

Total floor area: 112.9 sq.m. (1,215 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

**** SELDOM-AVAILABLE DETACHED HOME * SOUGHT AFTER FAMILY FRIENDLY ESTATE * EXTENSIVE REAR GARDEN * GENEROUS DIMENSIONS * WALKING DISTANCE TO TRAIN STATION * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**
Welcome to No. 46 Linister Crescent, situated in the sought-after Howwood locale offers a rarely available detached family home within walking distance of schools, amenities & Howwood Train Station.

To the front of the property, you'll find a driveway and integral garage, offering safe and convenient off-street parking. Entering the property itself, you are presented with a welcoming entrance hallway, connecting you with the ground floor w.c., lounge, dining area and kitchen.

The lounge is open plan and leads seamlessly into the dining room, creating a spacious and sociable layout. Masses of natural light pours in through the windows as well as the sliding doors leading to the rear garden, perfect for entertaining during the summer months.

The kitchen is well appointed, with plentiful wall and base mounted cabinetry, and space for free standing appliances. There is also ample dining space if required. Completing the ground floor, is a convenient W.C.

Onto the first floor of the property are four spacious bedrooms offering flexible living space. Bedroom One features in built storage as well as an en-suite shower room. Completing the home internally is a three-piece family bathroom comprising of a bath, W.C. and wash hand basin.

To the rear of the property is a beautifully maintained private garden, predominantly laid to lawn; it's the ideal space for entertaining guests on a warm summers' day.

The property further benefits from gas central heating and double glazing throughout.

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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