



40 TORBRACKEN

HOWWOOD

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

An impressive four bedroom modern home positioned in landscaped level gardens within this popular residential cul de sac in the village of Howwood.

A modern detached villa positioned in a cul de sac at the head of Torbracken within the village of Howwood. The property is positioned in level and private garden grounds with a driveway providing off-road parking and access to an integral single garage. The enclosed rear gardens have a level patio and terrace ideal for outside dining, overlooking a large area of lawn with display beds and a greenhouse to the rear.

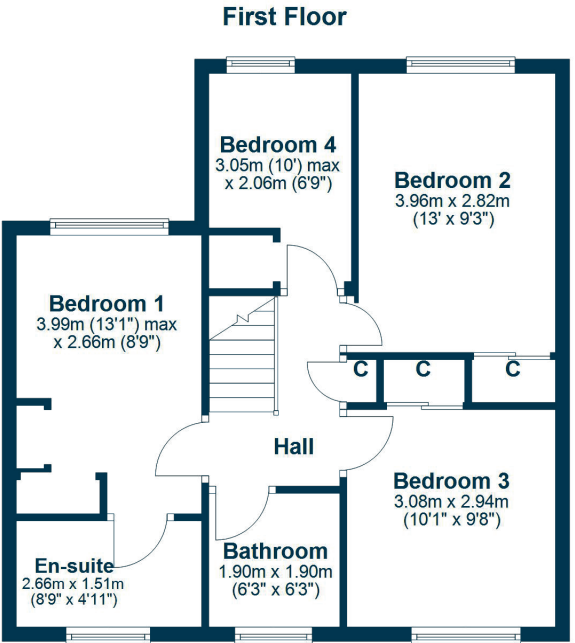
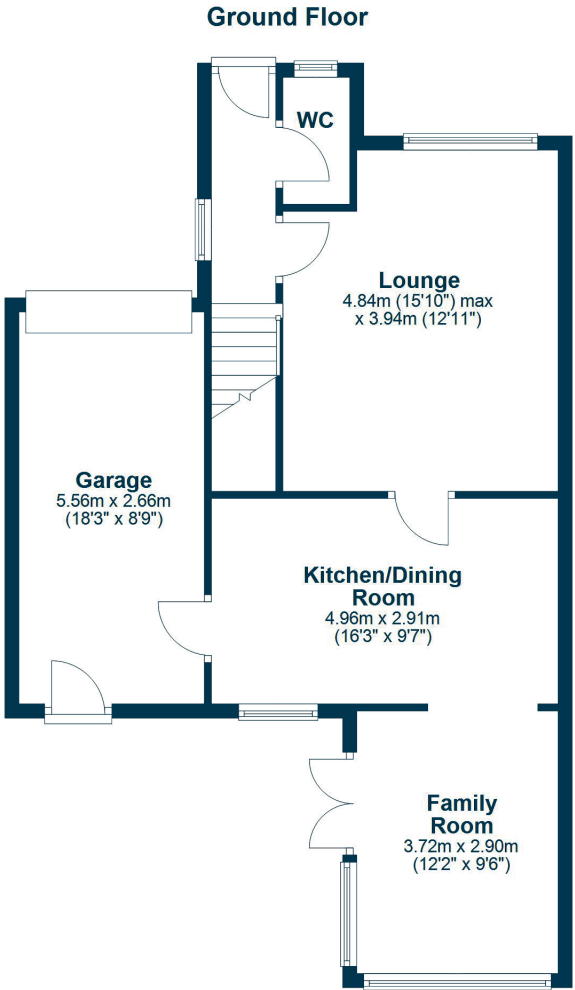
The property features well presented and proportioned accommodation and benefits from a family room extension overlooking the rear gardens. There is modern sanitary ware within the ensuite shower room and family bathroom. The Kitchen features a range of fitted modern furniture with integral and freestanding appliances. The kitchen is open plan to the dining room which is in turn open plan to the extension containing a family room. The specification of the house contains a gas fired central heating system and double glazing.

The accommodation comprises of a reception hallway with a cloakroom/ WC and stairs leading to the upper floor. The lounge is a spacious apartment with a feature fireplace and an electric fire at the focal point of the room and an understairs store cupboard. The modern kitchen features a range of base and wall mounted furniture with ample worktop surface, an integral stainless steel oven with gas hob, cooker hood with space for other free standing appliances. The fitted kitchen is open plan to a dining room which in turn has open plan entry to the extension containing a family room with access to and views over the rear gardens. There is an internal door from the kitchen leading to the integral single garage, the rear section of which is currently is used as a utility area. On the upper floor there is a central hallway with a store cupboard. The main bedroom is a double sized room with fitted corner wardrobes and a quality modern ensuite shower room. There are three further bedrooms, all with wardrobe storage and a family bathroom.









Howwood is popular with commuters and features access to both Ayrshire and Glasgow either via the A737 or using the train. Howwood has its own train station making travel to Glasgow easily accessible to all. The village has a local Primary School, a café, a local convenience store, The Howwood Inn and The Boarding House restaurant. The village also has a bowling club, Bowfield Hotel and Spa and Greenarces Curling Club.

BW2521 | Sat Nav: 40 Torbracken, Howwood, PA9 1DY

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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