



**KINRARA**

BOWFIELD ROAD, HOWWOOD

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## 3 | BEDROOMS   2 | BATHROOMS   2 | PUBLIC ROOMS

**Stunning elevated views over the village of Howwood and surrounding countryside from this charming remodeled and upgraded detached villa.**

Kinrara is a unique, individually designed home occupying a stunning elevated position on Bowfield Road, in the charming West Renfrewshire village of Howwood. Its elevated setting provides panoramic views over the village and the surrounding picturesque countryside.

Recently the property has undergone an extensive programme of redevelopment and modernisation, resulting in a beautifully presented, contemporary family home with generously proportioned rooms throughout. One of the standout features is a spacious internal room on the lower ground floor, ideal as a games room, dressing room, home office, or additional storage space. There is also a self-contained external office or studio perfect for remote working or creative pursuits.

From Bowfield Road, Kinrara appears to be a single-storey bungalow; however, the property extends over two levels, offering deceptively spacious accommodation. Internally, the home is styled with a neutral décor and modern finishes, creating a bright and welcoming atmosphere.

The main entrance opens into a reception hallway with access to both the main living space and a single garage via a sliding door. The heart of the home is the stunning open-plan kitchen and dining area, stretching almost the full width of the front elevation, and extending to nearly 31 feet in length. This impressive space features three picture windows, flooding the area with natural light, and includes stairs leading down to the lower ground floor.

The kitchen is beautifully fitted with sleek white gloss units, contrasting work surfaces, and quality integrated appliances, including an induction hob, multi-function oven, cooker hood, full-height fridge, separate freezer, and dishwasher. A separate utility room provides further storage and space for laundry appliances.

A hallway off the kitchen leads to Bedroom 1 and the main family bathroom. The bathroom has been luxuriously refitted and features contemporary tiling, a four-piece suite comprising WC, vanity basin, bath, and separate shower cubicle. Bedroom 1 is a well-sized double room with fitted wardrobes and pleasant open views. The main lounge is a spacious room extending over 18 feet in length, enjoying a dual aspect and breathtaking views over the village, and rolling countryside.

The lower level of the home is accessed via an internal staircase and comprises a central hallway with direct access to the rear garden. From here, you will find a large internal room, extending nearly 20 feet in length—perfect for use as a games room or substantial storage area, complete with its own built-in wardrobe. The principal bedroom on this level benefits from both side and front-facing windows and features French doors opening onto a large timber deck with lovely views over the rear garden. A second bedroom on this level also includes fitted wardrobes. A modern shower room serves both bedrooms.

Externally, a rear door from the lower level provides access to a detached, self-contained home office or studio with a double-glazed rear window and central heating—ideal for work or hobbies. To the front, Kinrara features twin driveways allowing convenient drive-in/drive-out access, with a tarmac area offering ample off-street parking and access to the single garage. Along the westerly gable, a pathway leads to the rear garden via an area of timber decking and external stairs. The rear garden is generously proportioned and largely laid to lawn, with a substantial decked terrace running the full width of the house—perfect for alfresco dining or entertaining. Mature trees and shrubs provide excellent privacy and a natural backdrop.









The village of Howwood is situated in the beautiful West Renfrewshire countryside offering a village lifestyle with convenience of under eighteen miles to Glasgow city centre and some nine miles to Glasgow International Airport. There is a well-regarded local Primary School, local shops with a wide range of shops and supermarkets in nearby Johnstone, the Phoenix retail park and Braehead. Howwood railway station has park and ride facilities with regular services to the Clyde coast and Glasgow city centre. There are bars and restaurants in the village including the Bowfield Hotel and spa, the Boarding House and the newly refurbished Howwood Inn. The A737 (Howwood bypass) links to the M8 motorway at Glasgow International Airport. Schooling is available locally at St Anthony's and Howwood Primary school and St Benedict's and Johnstone High school.

**BW2704** | Sat Nav: Kinrara, Bowfield Road, Howwood, PA9 1BS

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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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