



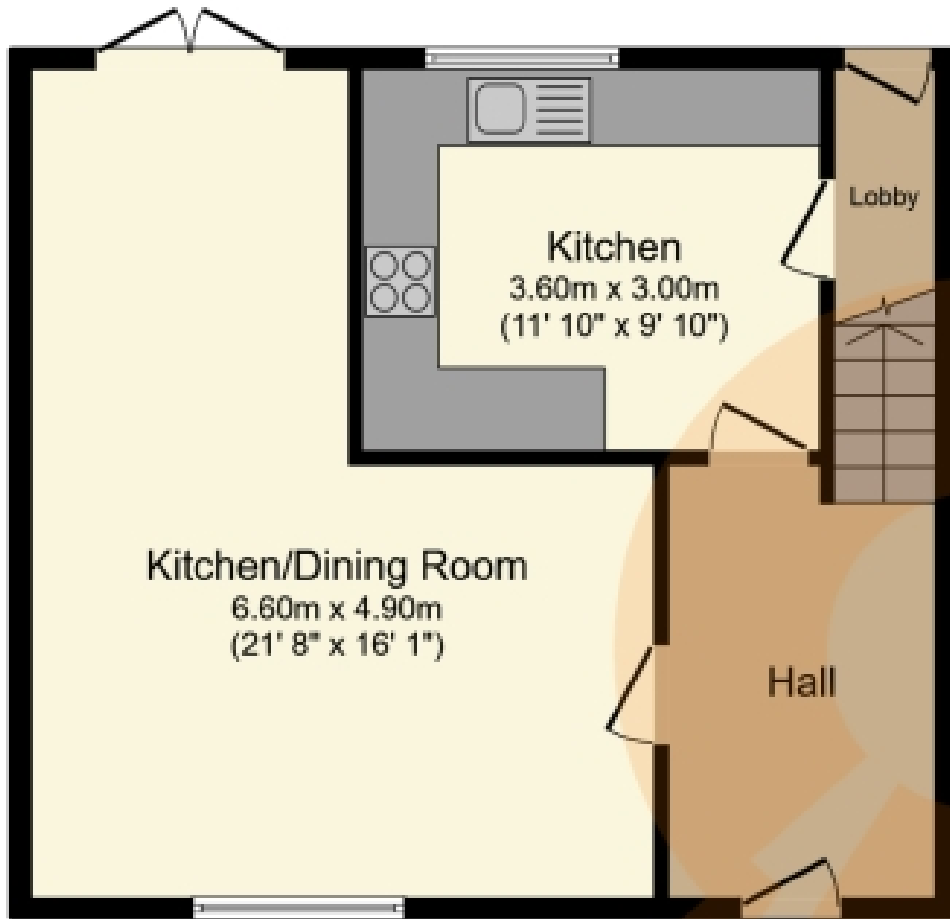
**5 Hill Road, Howwood**

**Offers Over £149,995**

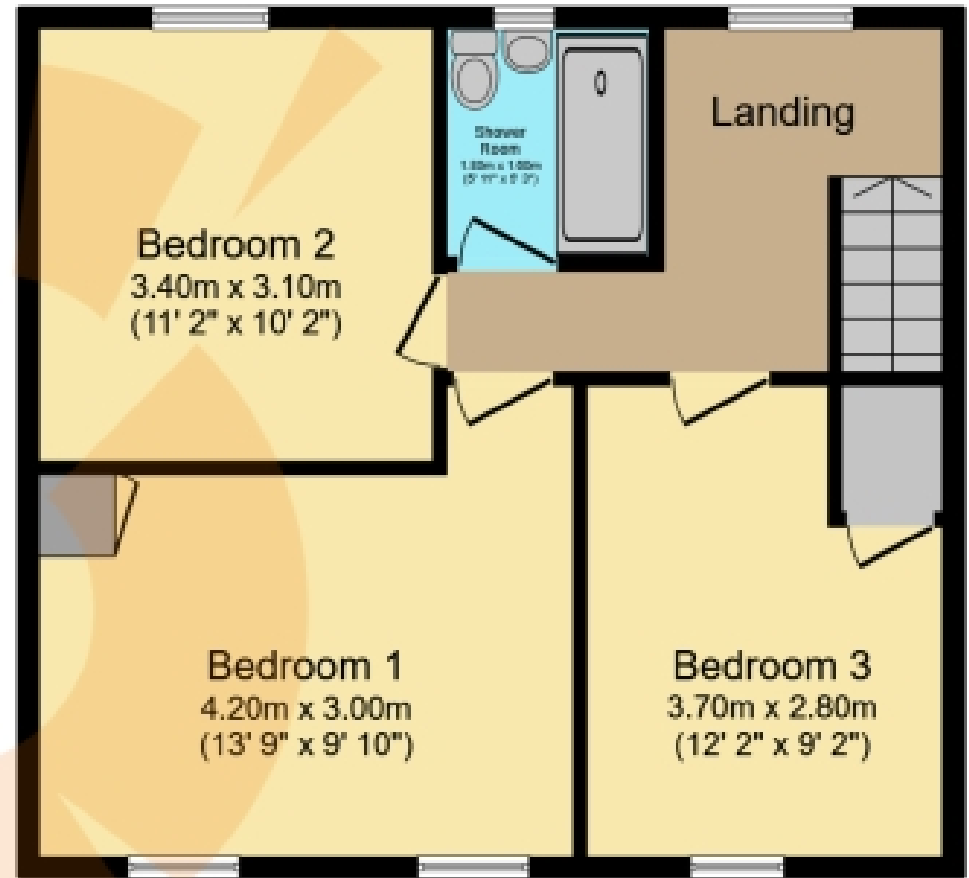








**Ground Floor**  
 Floor area 46.2 m<sup>2</sup> (497 sq.ft.)



**First Floor**  
 Floor area 46.2 m<sup>2</sup> (497 sq.ft.)

**TOTAL: 92.3 m<sup>2</sup> (994 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 \*\* SOCIABLE OPEN-PLAN LIVING \*\* MODERN KITCHEN & BATHROOM \*\* THREE DOUBLE BEDROOMS \*\* BEAUTIFULLY LANDSCAPED GARDENS \*\***. Please contact your personal estate agent, The Property Boom, for much more information or a copy of the Home Report.

Welcome to No. 5 Hill Road and this stunning terraced home which is located within the ever-popular Howwood locale. The property has been presented beautifully from the outside-in and offers a wonderful family home, close by to local schooling, amenities and excellent public transport links.

To the front is an enclosed garden space, fabulously low maintenance with decorative stone chips and a paved walkway leading to the front entrance. Upon entering, you are welcomed through a welcoming reception hallway with wood-effect flooring which leads seamlessly to the family lounge.

The family lounge is tastefully decorated with soft, neutral tones and is further complimented by the generous proportions of the open-plan living design. Off the lounge area, you'll find a designated dining area, offering flexible living space for the whole family to enjoy – chic French doors open onto the rear facing decking area.

The contemporary fitted kitchen holds an array of white hi-gloss wall and base mounted units paired with contrasting granite effect worktops for a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, double oven, and fridge freezer.

On to the upper level are three generously proportioned double bedrooms all benefiting from in-built storage and fresh neutral décor. Completing the property internally is a pristine shower room comprising of walk-in shower cubicle, W.C. and wash hand basin complimented with chic chrome fixtures & fittings.

To the rear of No. 5 is a beautifully maintained and fully enclosed garden, predominantly laid to lawn with a sociable decking and patio area, offering the perfect space for children and pets alike.

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.

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70 West Regent Street, Glasgow, G2 2QZ  
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