



cochrandickie
ESTATE AGENCY

7 Torbracken,
Howwood PAg 1DX

www.cochrandickie.co.uk



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Set within a much sought after address in the village of Howwood is this beautifully appointed detached villa built in 1998 enjoying low maintenance south facing landscaped gardens to the rear.

An entrance hallway with WC off leads to the front facing dining size lounge with feature limestone fireplace and an under stair storage cupboard. The contemporary breakfast kitchen was designed and installed by renowned Burndale Kitchens and has a series of quality wall and base units with integrated appliances that includes washing machine, dishwasher, fridge freezer, wine fridge and a freestanding range all complemented with granite work surfaces and breakfast bar. A Belfast sink completes the contemporary but functional look. A side Upvc door and French doors both give access to the garden.

A carpeted stairwell leads to the first floor where there are three bedrooms and a three piece partially tiled family bathroom with plumbed in shower over the bath. Both bedrooms one and two benefit from built-in wardrobes

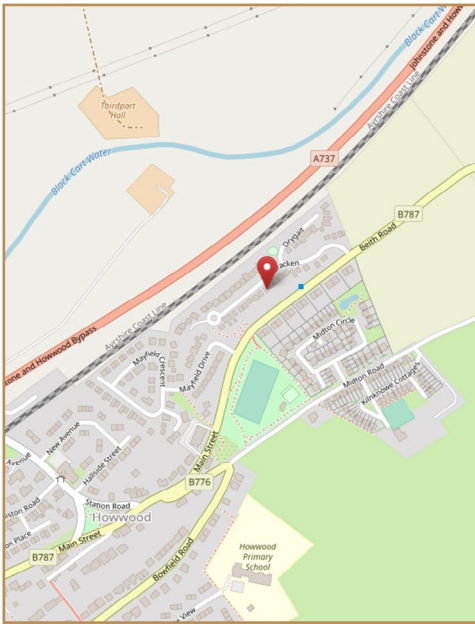
with bedroom three also having a built in fitted storage cupboard. There is also access to the attic from the upper hallway.

Externally to the front there is ample monobloc driveway for parking to both front and side elevations. The real feature is the landscaped rear gardens which are low maintenance courtesy of a level section of lawn and patio, second elevated patio area and a third tier with bark all bordered by timber fencing.

The subjects benefit from gas central heating, replacement double glazing (2017) and a shed at the rear.

Howwood is an ideal commuting village with the railway station a short distance away. This gives access to Glasgow Central as well as North Ayrshire. Also a short distance away is the Howwood bypass which gives access to the M8 motorway network. Howwood also offers excellent amenities including local café & shop, bars and the Bowfield Country Club.





EPC rating

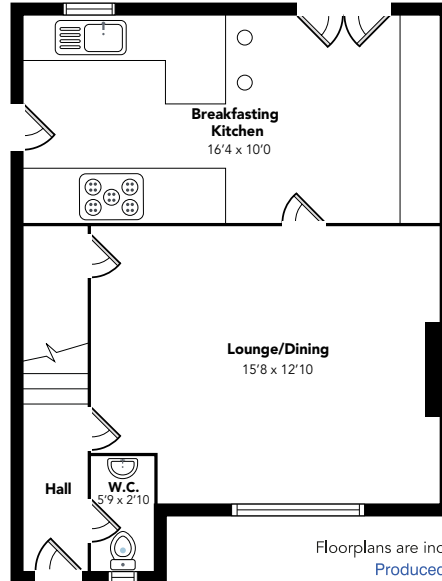
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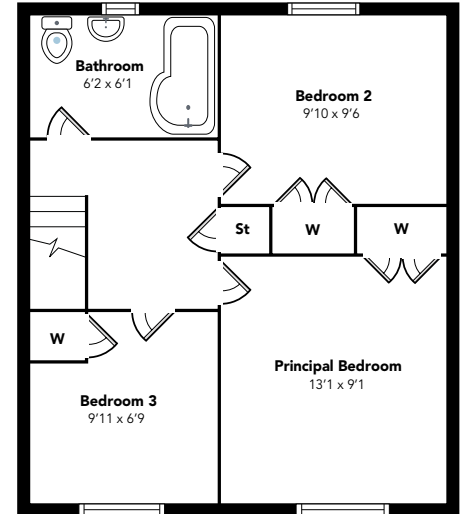
disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

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