

17 Mayfield Drive, Howwood

Approximate Gross Internal Area = 182.3 sq m / 1962 sq ft
 Double Garage = 40.0 sq m / 430 sq ft
 Total = 222.3 sq m / 2392 sq ft

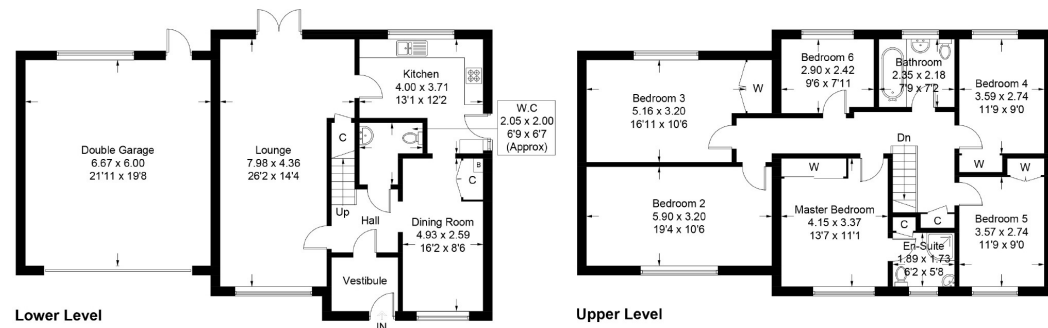


Illustration for identification purposes only, measurements are approximate, not to scale. (ID497907)

DIRECTIONS

From the A737 take the Howwood turn off and continue straight on that road towards Howwood Main Street. Passing through the village centre keep left on Beith Road. Mayfield Drive is on the left. Number 17 is on the left.

VIEWING

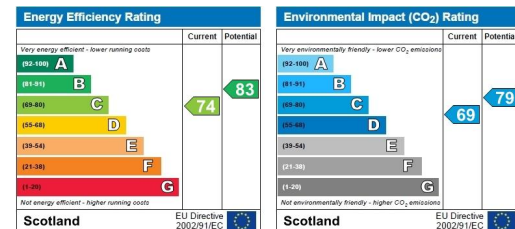
Strictly by appointment with the selling agents, by calling 0141 886 5678

OFFERS

All offers should be submitted to
 10 Canal Street
 Renfrew
 Renfrewshire
 PA4 8QD
 Telephone: 0141 886 5678
 Fax: 0141 886 7327



17 Mayfield Drive
 Howwood | PA9 1BJ



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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



This immaculate modern Detached Villa occupies an excellent corner position in the popular village of Howwood. The impressive property has a two storey extension which provides generous family living over two levels on an adaptable layout. The property has been recently redecorated by the current owners and is presented to the market in walk in condition throughout.

The accommodation on the lower level comprises: tiled Entrance Vestibule, Hallway, generous dual aspect Lounge featuring French doors, Dining Room, breakfasting Kitchen incorporating a variety of wall and base mounted units, an oven, gas hob and extractor. There is also a downstairs Cloakroom W.C.

The upper level extends to: six well appointed Bedrooms and a Family Bathroom complete with a white three piece suite, tiled flooring and power shower. The spacious Master Bedroom features fitted wardrobes and a tiled En-Suite Shower Room.

On the ground floor there is also a integral double Garage. The property is set within a generous plot with ample off street parking at the front, which is partially chipped. There is also a large area laid to lawn at the front, which stretches to the rear. The back garden features a patio area with ample space for outdoor socialising.

The accommodation features a variety of modern floor coverings. The property is presented in fresh neutral tones throughout. Further benefits include: gas central heating and double glazing.

Local amenities are readily available in the village of Howwood, including the Village Store, the Boarding House pub, Bowfield Country Club and Howwood train station which has regular services to Glasgow City Centre and Ayrshire. The property is close to the A737 allowing for quick access to the M8 Network. Howwood Primary School is also nearby. For a wider variety of amenities Johnstone town centre is within easy reach, as is Intu Braehead via the M8.

Internal inspection is essential to appreciate the quality of accommodation on offer.

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