

Cockburn & Co.

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**4 KILKNOWE COTTAGES
MIDTON ROAD
HOWWOOD
PA9 1AJ**

OFFERS OVER £127,995



Viewing highly recommended to appreciate this immaculately presented three bedroomed cottage with outlook to open countryside. Tastefully decorated throughout with many attractive features this 3 bedroomed house would be ideal for first time purchasers. The property benefits from off street parking, fully fitted modern stylish kitchen and bathroom, attractive lounge with log burner, French doors to front garden with views to countryside, 3 bedrooms, loft storage. Howwood is a sought after location and is an excellent base to enjoy the countryside but still within easy reach of all major transport links to Glasgow, Paisley and Ayrshire Coast.

Accommodation

Accommodation comprises lounge, fully fitted kitchen, three bedrooms, stylish bathroom and loft storage. The property benefits from gas central heating, double glazing and is alarmed.

Lounge 10'5" x 14'9"

Stylish lounge with log burner in open fireplace. Wood effect flooring. French doors to front garden. Door access to stairs to upper floor and door access to inner hall leading to bathroom and kitchen. Understair cupboard. Feature window to side.

Kitchen 11'4" x 9'5"

Fully fitted kitchen with tiled flooring. Door access to rear. Oven, gas hob, washing machine, built in fridge freezer and dishwasher are all included in price.

Bathroom 8'1" x 4'3"

Attractive bathroom with white suite with mixer shower over bath. Fully tiled. Recessed ceiling lights. Windows to side and rear with roller blinds. Bathroom vanity unit will be included in price.

Upper Floor

Bedroom 1 14'7" x 10'3"

Good sized double bedroom with window to front overlooking countryside. Built in double wardrobe with modern sliding doors. Laminate flooring. Deep built-in storage cupboard. Wall mounted TV will be included in price. Roller blind.

Bedroom 2 6'8" x 11'1"

Modern room with outlook to rear. Laminate flooring. Roller blind. Access to loft.

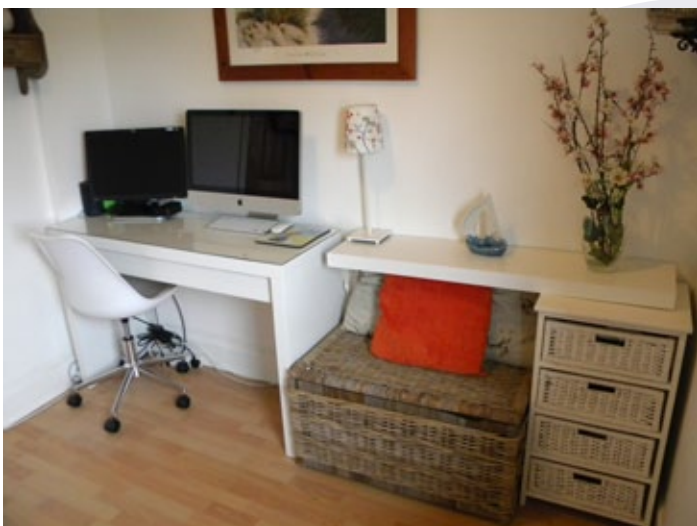
Bedroom 3 8'1" x 7'4"

Presently used as a study with outlook to rear. Laminate flooring. Blind.

Loft 9'8" x 14'7"

Good sized area with built-in storage. Skylight window. Fully carpeted.





Gardens

Easily maintained fully enclosed garden areas to front and rear with patio areas. Parking area has been incorporated into the rear garden. Garden shed will be included in price.

EPC

Band D

Travel Directions

Travelling towards Howwood from the Johnstone direction take the left hand turn sign posted for St Vincent' s Hospice and follow road to right. Proceed along and then turn left into Kilnknowe Cottages. Proceed along road towards Bowling Green and number 4 can be found opposite. Look out for our sign.

VIEWING

Viewing is by appointment only. Telephone Cockburn & Co., on 01505 690500 or send an email to: admin@cockburnandco.com. We would recommend that all interested parties register their interest.

ENTRY

By negotiation.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place,
Main Street,
Bridge of Weir.
PA11 3PF

Telephone 01505 690500.
Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. 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.

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