



Howford Park

AREA GUIDE

 **Ashberry**
Homes

Crookston Road, Glasgow, Glasgow City G53 7TX Telephone: 01415 304 653 ashberryhomes.co.uk

Access Scotland's largest city and the nearby countryside

Howford Park is an upcoming community of new-build homes to be located in the Glaswegian suburb of Crookston, an established residential area on the southwestern edge of the city. The area is characterised by its green public spaces and castle, advantaged by amenities including schools and commercial shopping spots. The development will be located off Crookston Road, an important local arterial, with the A761 a four-minute drive away for routes into central Glasgow. The M77 is a five-minute drive away, also leading to the city centre by joining the M8.

Several train stations are located nearby, including Crookston and Mossspark, both less than a mile from the development. These stations provide regular connections to Paisley and Glasgow Central, making travel across the country easier. The train journey from Crookston to Paisley takes less than five minutes, while the trip to Glasgow Central takes around 13 minutes.

The First Glasgow number 3 bus service runs the length of Crookston Road, connecting Glasgow's West End, city centre, Silverburn, and Govan. This route covers both the northern and southern parts of the area, providing convenient access to key destinations.

The development is at close proximity to major road links. The M77 is a short drive away, offering broader access for commuters and a connection to the M8. Other major roads, such as the A761, A736, and A726, facilitate easy travel around the area and provide access to Glasgow city centre. Glasgow Airport is conveniently located around five miles away, offering a wide range of international flights.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Howford Park offers convenient access to various amenities. Silverburn Shopping Centre, a modern mall featuring many well-known brands, is just a five-minute drive away and provides free parking all day.

Glasgow, Scotland's largest city, is renowned for its stylish and cosmopolitan atmosphere, featuring a vibrant arts scene with critically acclaimed art galleries, museums, and world-renowned live music venues.

Howford Park is located just over three miles from Paisley town centre, which boasts numerous shops and restaurants, perfect for a day out away from the hustle and bustle. Within a two-mile radius, there are five different supermarkets, all easily reachable, along with several small shops nearby.

A simple nine-minute stroll will bring you to Crookston Castle, settled on a hill overlooking the Levern Water river. The castle grounds provide visitors with exceptional views across the surroundings, making this an ideal location for those who appreciate natural beauty and historical significance.

Pollok Country Park, Glasgow's largest and only country park, is a 12-minute drive away. Its extensive woodlands and gardens provide a sanctuary for both visitors and wildlife. The park is rich in rural history, formerly being part of the Old Pollok Estate. Within walking distance lies Rosshall Park, featuring an open lawn framed by intricate Pulhamite structures, including a grotto and ornamental pathways.

Scotland is the modern home of golf, offering an unmatched experience. There are six exceptional golf courses within a 10-minute drive of Howford Park. These clubs provide the perfect setting to enjoy the sport for seasoned players or beginners.

Parents will find many nurseries within walking distance from the development, including Linthwaite Nursery School and Rosshall Nursery School, both a five-minute walk away. The area offers a good mix of primary and secondary schools. St Monica's RC, Langlands, and Crookston Castle Primary Schools are just a five-minute walk away, while Cardonald Primary is less than two miles away. St George's Primary School is a six-minute drive, making it very convenient for parents.

For older children, Rosshall Academy is just a 15-minute walk away, offering strong academic programmes and vibrant extracurricular activities. Lourdes Secondary School, celebrated for its supportive community and excellent pastoral care, is within a 10-minute drive. Govan High School, known for its specialised programmes and modern facilities, and Hillpark Secondary School, celebrated for its inclusive environment, are also conveniently close, ensuring a variety of excellent educational options for families.

For those pursuing further studies, the multi-disciplinary University of Glasgow, located six miles away, is an excellent option. The university is easily accessible by various transportation methods.





3 Bedroom Homes

- | | |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  | The Canmore
Plots 4, 5, 6, 7, 39, 42, 43 & 44 |
|  | The Hillside
Plots 48 & 49 |
|  | The Ardeer
Plots 53, 54, 56 & 57 |
|  | The Ardeer 2
Plots 11, 12, 17, 18, 19, 20, 22, 23, 24, 25, 28, 29, 33, 34, 35, 36, 37 & 38 |
|  | The Comrie
Plots 8 & 9 |
|  | The Kendal
Plots 1, 3, 16, 32, 40, 41, 46, 47, 51 & 55 |
|  | The Langland
Plots 10, 13, 21, 26 & 50 |

4 Bedroom Homes

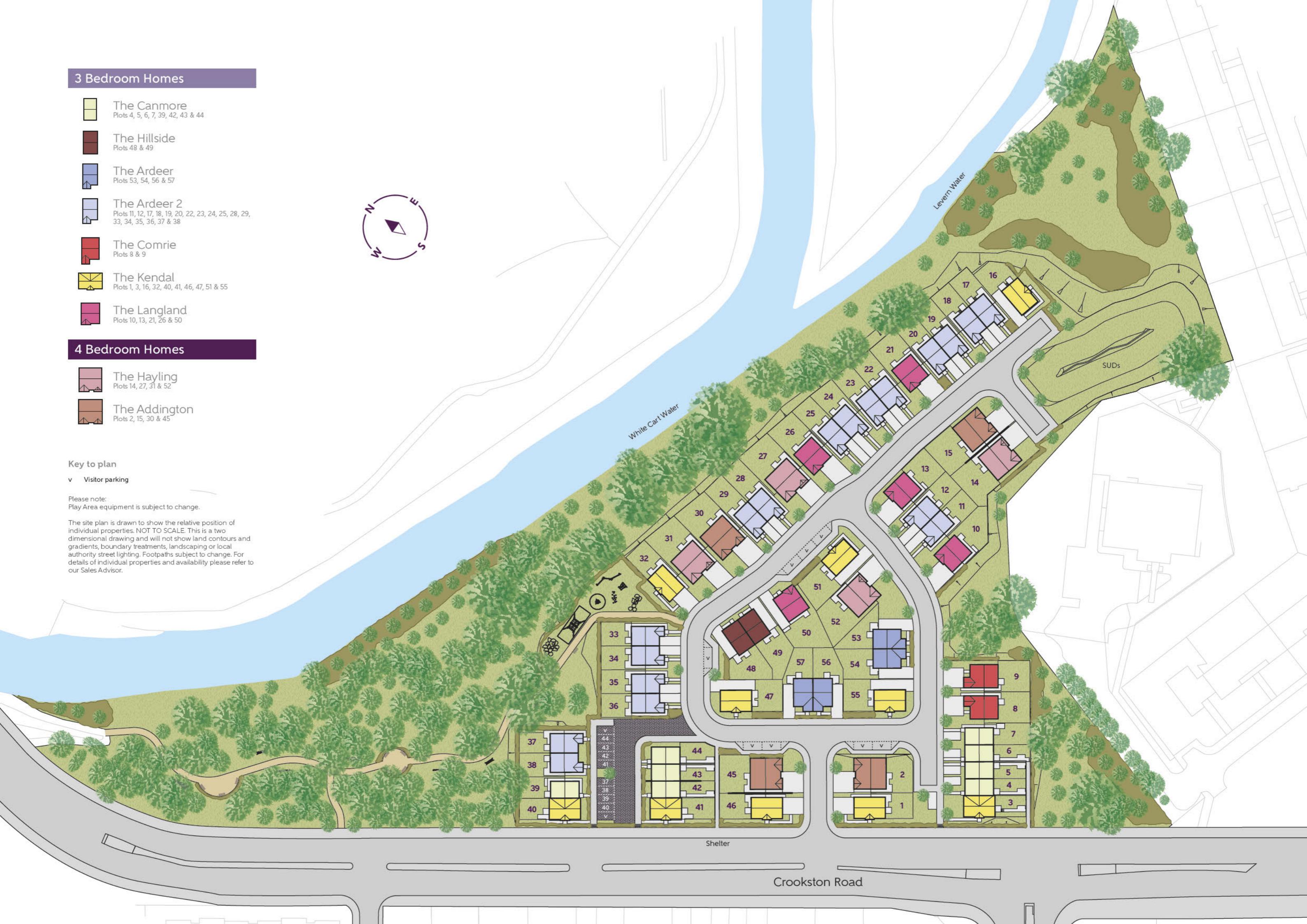
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Key to plan

✓ Visitor parking

Please note:
Play Area equipment is subject to change.

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





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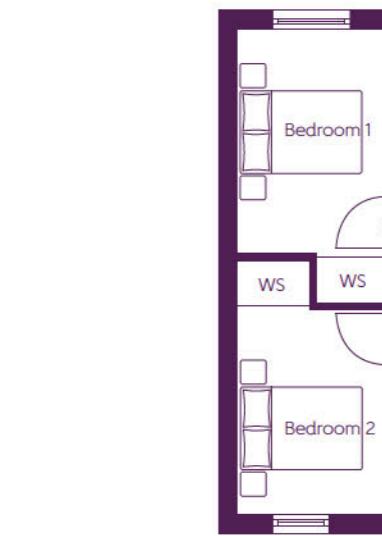
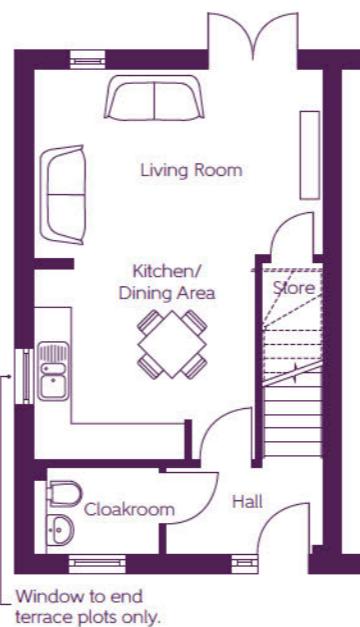
---- - Reduced head height WS - Optional Fitted Wardrobe Space

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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The Canmore

3 BEDROOM HOME



4.46m x 2.47m (max)	14'8" x 8'1"
4.16m x 2.47m (max)	13'8" x 8'1"
3.15m x 2.13m (max)	10'4" x 7'0"

4.46m x 2.47m (max)	14'8" x 8'1"
4.16m x 2.47m (max)	13'8" x 8'1"
3.15m x 2.13m (max)	10'4" x 7'0"



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The Hillside

3 BEDROOM HOME

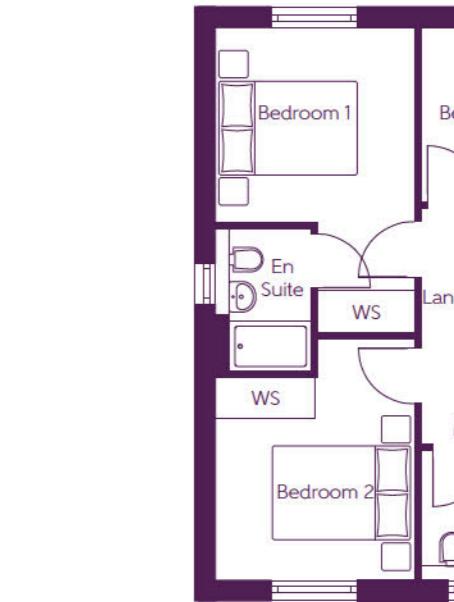


Ground Floor

Kitchen/Dining Area	4.06m x 3.20m	13'4" x 10'6"
Living Room	5.10m x 3.27m	16'9" x 10'9"

First Floor

Bedroom 1	4.51m x 2.29m (max)	14'10" x 9'7" (max)
Bedroom 2	3.55m x 2.29m (max)	11'7" x 9'7" (max)
Bedroom 3	3.28m x 2.13m (max)	10'9" x 7'0" (max)



---- - Reduced head height WS - Optional Fitted Wardrobe Space

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The Ardeer

3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	5.23m x 2.69m	17'2" x 8'10"
Living Room	4.74m x 4.33m (max)	15'7" x 14'2" (max)

First Floor

Bedroom 1	3.8m x 3.15m (max)	12'5" x 10'4" (max)
Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.3m x 2.35m (max)	10'0" x 7'9" (max)

---- - Reduced head height
WS - Optional Fitted Wardrobe Space
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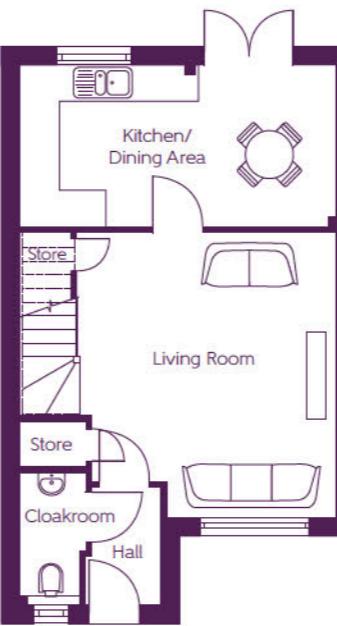
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The Ardeer 2

3 BEDROOM HOME

The Ardeer 2

3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	5.23m x 2.69m	17'2" x 8'10"
Living Room	4.74m x 4.33m (max)	15'7" x 14'2" (max)

First Floor

Bedroom 1	3.8m x 3.15m (max)	12'6" x 10'4" (max)
Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.3m x 2.35m (max)	10'0" x 7'9" (max)

---- - Reduced head height WS - Optional Fitted Wardrobe Space
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The Comrie

3 BEDROOM HOME



Ground Floor

Kitchen	4.12m x 2.57m	13'6" x 8'5"
Living Room	4.14m x 3.57m	13'7" x 11'8"

First Floor

Bedroom 1	3.49m x 3.34m	11'5" x 10'11"
Bedroom 2	4.39m x 2.45m (max)	14'5" x 8'1" (max)
Bedroom 3	3.99m x 2.65m (max)	13'1" x 8'8" (max)

---- - Reduced head height WS - Optional Fitted Wardrobe Space

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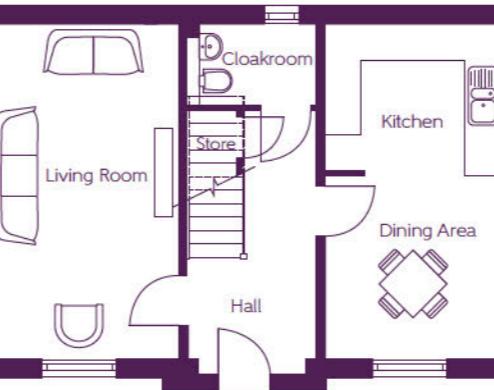
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The Kendal

3 BEDROOM HOME

The Kendal

3 BEDROOM HOME



Ground Floor

Living Room	5.59m x 3.20m	18'4" x 10'6"
Dining Area	3.06m x 2.95m	10'0" x 9'8"
Kitchen	2.95m x 2.43m	9'8" x 8'0"

First Floor

Bedroom 1	4.50m x 3.23m (max)	14'0" x 10'7"
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"
Bedroom 3	3.00m x 2.35m (max)	9'10" x 7'8"

WS

CYL

Landing

Bedroom 3

Bedroom 2

Bedroom 1

En Suite

Bathroom

WS

Store

Living Room

Dining Area

Kitchen

Hall

Cloakroom



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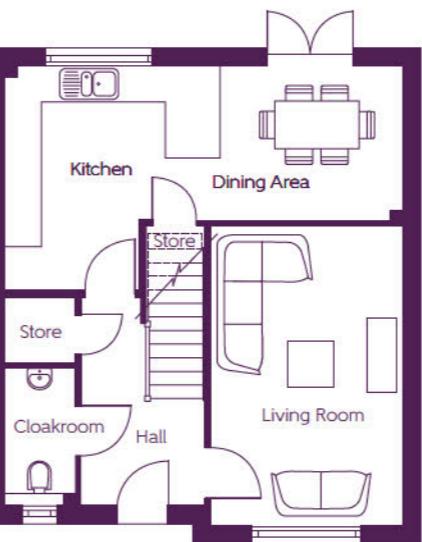
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The Langland

3 BEDROOM HOME

The Langland
3 BEDROOM HOME



Ground Floor

Kitchen	3.73m x 3.59m (max)	12'3" x 11'9" (max)
Dining Area	3.05m x 2.56m	10'0" x 8'5"
Living Room	3.20m x 5.00m	10'6" x 16'5"

First Floor

Bedroom 1	4.28m x 4.19m (max)	14'0" x 13'9" (max)
Bedroom 2	4.00m x 2.63m (max)	13'0" x 8'8" (max)
Bedroom 3	4.55m x 2.26m (max)	14'1" x 7'5" (max)

---- - Reduced head height WS - Optional Fitted Wardrobe Space

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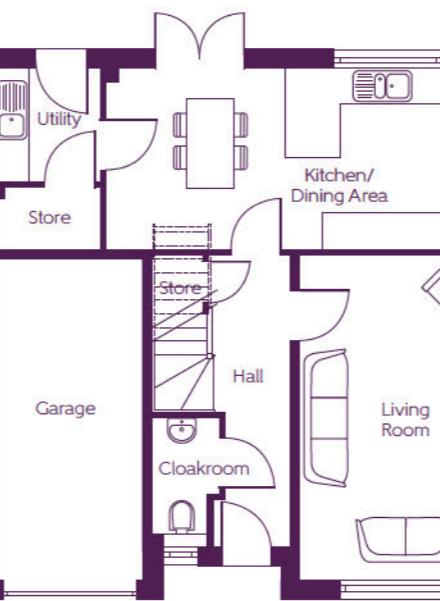


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The Hayling

4 BEDROOM HOME



Ground Floor

Kitchen/Dining Area

6.37m x 3.01m

20'11" x 9'11"

Living Room

5.42m x 3.15m

17'9" x 10'4"

First Floor

Bedroom 1

4.15m x 3.2m

13'7" x 11'6"
(max)

Bedroom 2

3.5m x 2.71m

11'8" x 8'11"
(min)

Bedroom 3

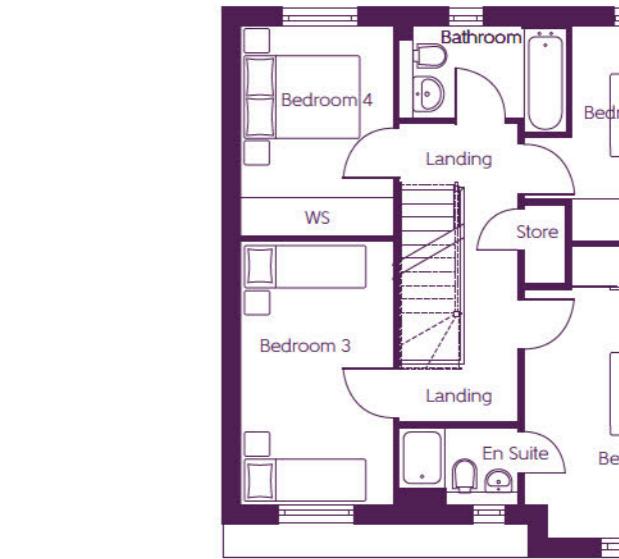
4.3m x 2.56m

14'2" x 8'5"

Bedroom 4

3.5m x 2.56m

11'6" x 8'5"



FW - Fitted wardrobe ----- Reduced head height WS - Optional Fitted Wardrobe Space

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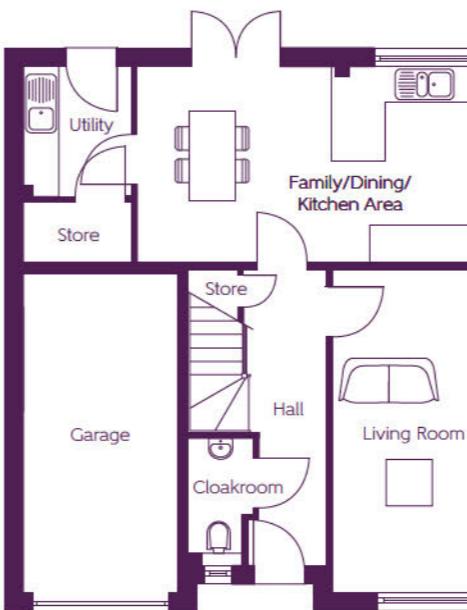
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The Addington

4 BEDROOM HOME

The Addington

4 BEDROOM HOME



Ground Floor

**Family/Dining/
Kitchen Area**

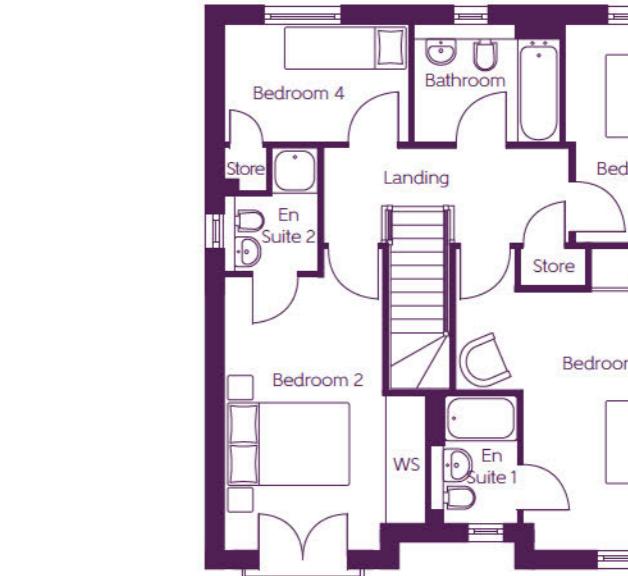
6.55m x 3.27m

21'6" x 10'9"

Living Room

5.38m x 3.29m

17'8" x 10'9"



First Floor

Bedroom 1

4.59m x 4.32m
(max)

15' x 14'2"
(max)

Bedroom 2

5.04m x 3.35m
(max)

16'6" x 11'0"
(max)

Bedroom 3

3.55m x 2.75m
(max)

12'0" x 9'0"
(max)

Bedroom 4

3.07m x 1.96m

10'1" x 6'5"

FW - Fitted wardrobe WS - Optional Fitted Wardrobe Space

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Map not to scale.