



12 MERCHISTON OVAL
BROOKFIELD

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4 | BEDROOMS
3 | BATHROOMS
1 | PUBLIC ROOM

A unique, four double bedroom detached villa with large dining kitchen and spacious level rear garden set within this popular and highly convenient modern development in Brookfield.

Number 12 Merchiston Oval is a spectacular detached villa recently constructed by David Wilson Homes and forming part of the Weirs Wynd development. It is conveniently located within close proximity to excellent transport links to Glasgow City centre and Glasgow International Airport. 'The Drumoig' is unique as it is the only home of this style within the development and offers beautifully presented accommodation through perfectly proportioned rooms over two levels. The current owners, who have looked after the property perfectly in their time of ownership, have recently put new carpets throughout the lounge and hallways complimenting the fresh neutral décor.

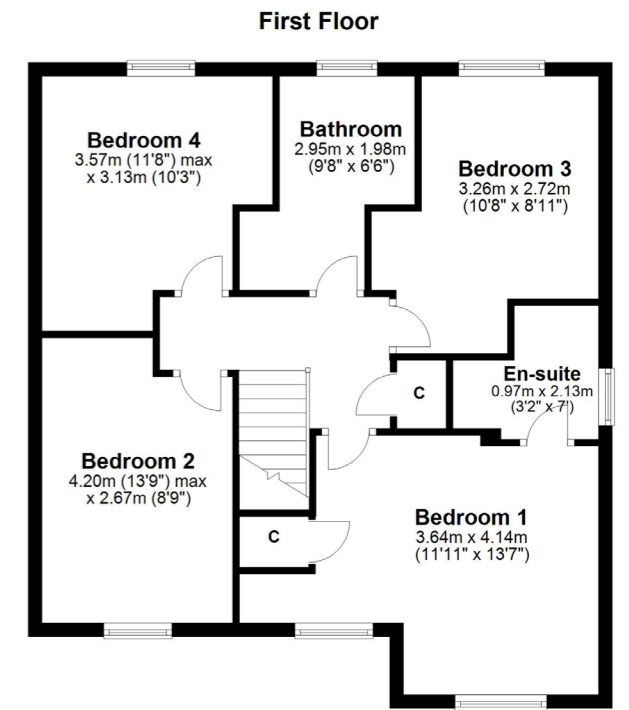
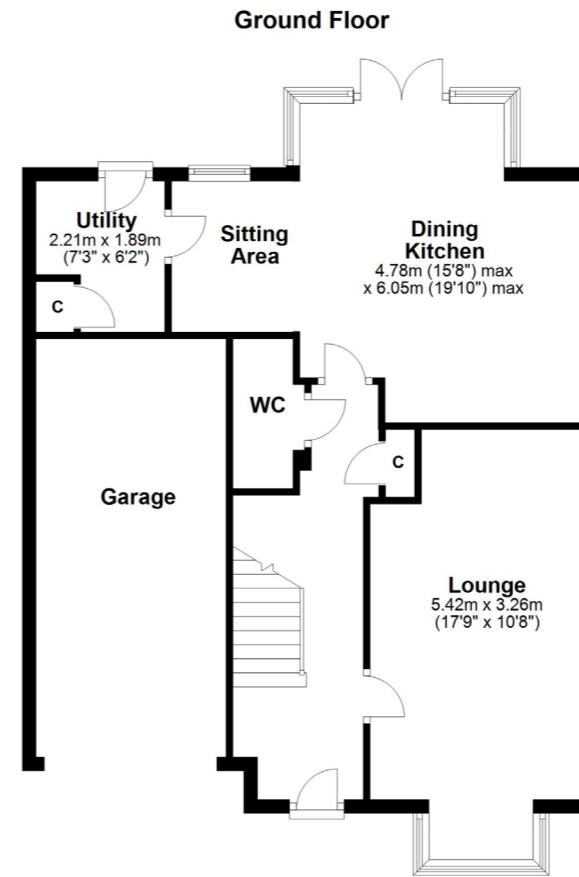
The home sits centrally on a level plot with a broad Monoblock driveway allowing off street parking for two vehicles and access to the integral garage. The rear garden is fully enclosed and features a generously sized area of lawn and a patio.

The accommodation comprises of a reception hallway with stairs to the upper level with a WC underneath and a storage cupboard. There is family lounge with box bay window formation to the front with a dining kitchen positioned at the rear. The impressive dining kitchen boasts ample space for dining and sitting furniture and is bathed in light from a large window and French door formation to the rear. Within the kitchen there is a range of white gloss fitted, floor and wall mounted storage units complete with a range of integral appliances. There is further space for free standing appliances within the utility room which has a further storage cupboard and access to the rear garden.

The upper level of the property has a central hallway with a cupboard storing the hot water tank and the loft accessed via a hatch. There are four sizeable double bedrooms with the principle bedroom benefiting from two separate front facing windows and an en-suite shower room. The family bathroom has a four piece suite with fitted bath, separate shower cubicle, WC and wash hand basin.

Family homes offering such well proportioned accommodation, fresh stylish décor and modern fixtures and fittings within the bathrooms and kitchens are rare to grace the open market and Corum would advise viewing to fully appreciate the subject on offer.





Brookfield is a much sought after location as it is tranquil and rural yet within easy commuting distance of Glasgow and beyond. Brookfield offers the benefit of village lifestyle and remains convenient for the A737 Bypass allowing travel to North Ayrshire as well as access to the M8 motorway towards Glasgow Airport, INTU Retail Park and beyond.

BW2061 | Sat Nav: 12 Merchiston Oval, Brookfield, PA5 8WT

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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