



11 STANLEY DRIVE
BROOKFIELD

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4 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

A spacious family home that offers impressive and flexible accommodation in private gardens in sought after Brookfield.

A charming detached villa position on Stanley Drive in the much admired village of Brookfield. A residential location popular with commuters due to excellent road links via the A737 to Glasgow International Airport linking to the M8 motorway to Glasgow and the central belt.

This property offers spacious and flexible accommodation ideal for modern family life. The specification includes a gas fired central heating system and double glazing.

The front door opens to a split level hall with access to the main reception hallway and a separate entry to the home office/games room. The reception hall has a stair to the upper floor and a cloakroom/wc. The spacious lounge has open plan access to the fitted kitchen and patio doors to the conservatory that extends to over 25 feet. The kitchen has a central island with an electric hob and cooker hood, a dual aspect and access to the utility room. The dining room and family room both enjoy views over the front garden. The home office/games room has patio doors to the conservatory and internal access to the garage.

The upper floor has a broad central hall with wardrobe storage and access to all apartments. The principal bedroom is a large room with rear views over the gardens with a dressing room with wardrobes and a wash basin. There are three further bedrooms and a bathroom with a four piece suite including a bath, separate shower, a wc and a wash basin.

The property is set within private gardens with a low front wall onto Stanley Drive with both a pedestrian gate to a path along the eastern gable to the rear garden and a twin gate for vehicular access to the monobloc driveway and garage. There is a front lawn with display borders. The level rear garden has a mature hedge boundary with a screen of trees to the rear. There is a central lawn surrounded by a flagstone path with a gravel chip area and display beds. A greenhouse and garden shed both have power installed.









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.

BW2277 | Sat Nav: 11 Stanley Drive, Brookfield, PA5 8UF

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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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