



**AVIEMORE**

8 STANLEY DRIVE, BROOKFIELD

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**4 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**‘Aviomore’ is a stunning period home designed by a prominent architect Sam Buntin in 1938 and set within beautiful corner gardens in the picturesque hamlet of Brookfield.**

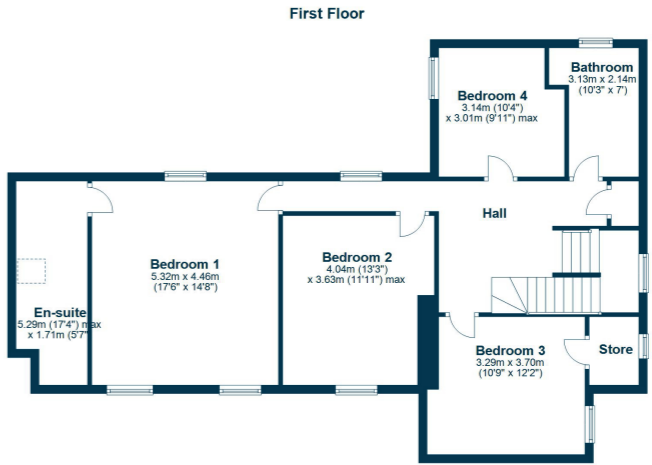
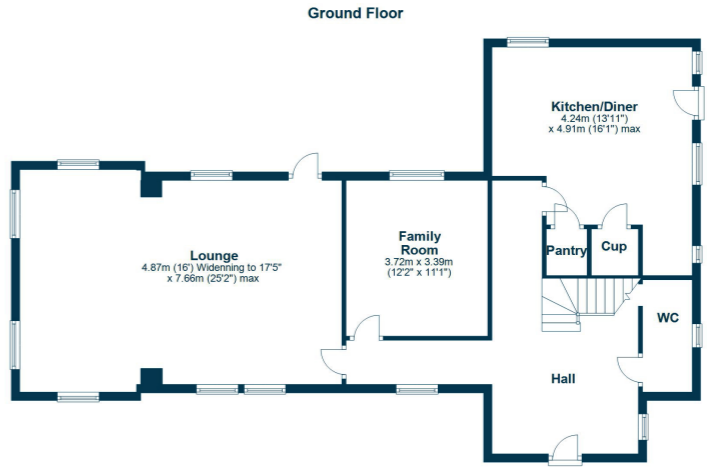
This impressive property occupies a large plot on Stanley Drive in the popular West Renfrewshire hamlet of Brookfield. Aviomore has a striking appearance of dressed stone with a painted render at the first-floor level under a tiled roof. The interior is beautifully presented and has been sympathetically upgraded by the current owners to provide a wonderful family home. A timber door with stain leaded panels opens to a recently re-decorated broad reception hallway with Amtico flooring. A modern cloakroom/WC and a broad stair to the upper floor. The lounge extends to over 25ft in length, which has recently been re-decorated and has a timber herringbone wooden floor with windows to three sides. Access to both front and rear gardens via two separate French doors. Modern fireplace with a closed gas fire. The hallway gives access to a living room with views to the rear garden. Local artisans ‘Burndale Workshop’ have crafted a stunning bespoke dining kitchen with central island, granite worktops, integral appliances, and a modern ‘AGA’ range, Karndean flooring and a fitted pantry for further storage, a store cupboard with the gas fired boiler for a warm air heating system and access to the garden. A broad stair leads to the first-floor reception hall. A store cupboard has the pressurised hot water tank. The bathroom features modern sanitary ware with a free-standing bath, walk in shower, WC, washbasin and complementary tiling and electric wall mounted heater. The principal bedroom is a large room accompanied by a stylishly tiled en-suite, a large shower area, WC, a timber vanity with travertine stone surround and twin sinks, electric wall mounted heater supplemented by underfloor heating. There is access to storage in the eaves. There are three further double bedrooms, one of which has a walk-in cupboard. The majority of windows are double glazed.

The corner gardens have a mature hedgerow boundary with mature trees and shrubbery giving added privacy. The monobloc driveway is bound by a stone and rendered wall to match the property with access to the larger of the dual garages and a timber gate to a gravel driveway that provides additional parking and access to the smaller of the garages both of which have electric operated doors, an outbuilding provides storage. The main garage has a fitted utility area. Mature lawns with well stocked borders surround the property, with a large terrace and a summerhouse to the rear. There is also a vegetable garden.









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.

**BW2297 | Sat Nav: Aviemore, 8 Stanley Drive, Brookfield, PA5 8UG**

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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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