



5 THE BEECHES
BROOKFIELD

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A large, detached family home offering spacious and flexible accommodation in a peaceful and rarely available cul de sac in Brookfield.

Number 5 is a wonderful family home offering spacious and well proportioned accommodation across seven principal apartments and occupies a rarely available cul de sac position within the original village of Brookfield. The original village of Brookfield is a revered hamlet positioned in West Renfrewshire ideally located in close proximity to the A737 for access to the M8 motorway for commuting to Glasgow City Center and Glasgow Airport. The property is well presented throughout benefitting from modern fixtures and fittings within the bathroom, en suite and WC and boasting a stunning breakfasting kitchen and is served by modern double glazing and gas fired central heating.

The property commands a spacious plot with a broad stone chip driveway to the front leading to the integral garage with electric roller door and a manicured lawn. The rear garden is particularly private and has a lawn, a decking, a patio area, and a children's play area.

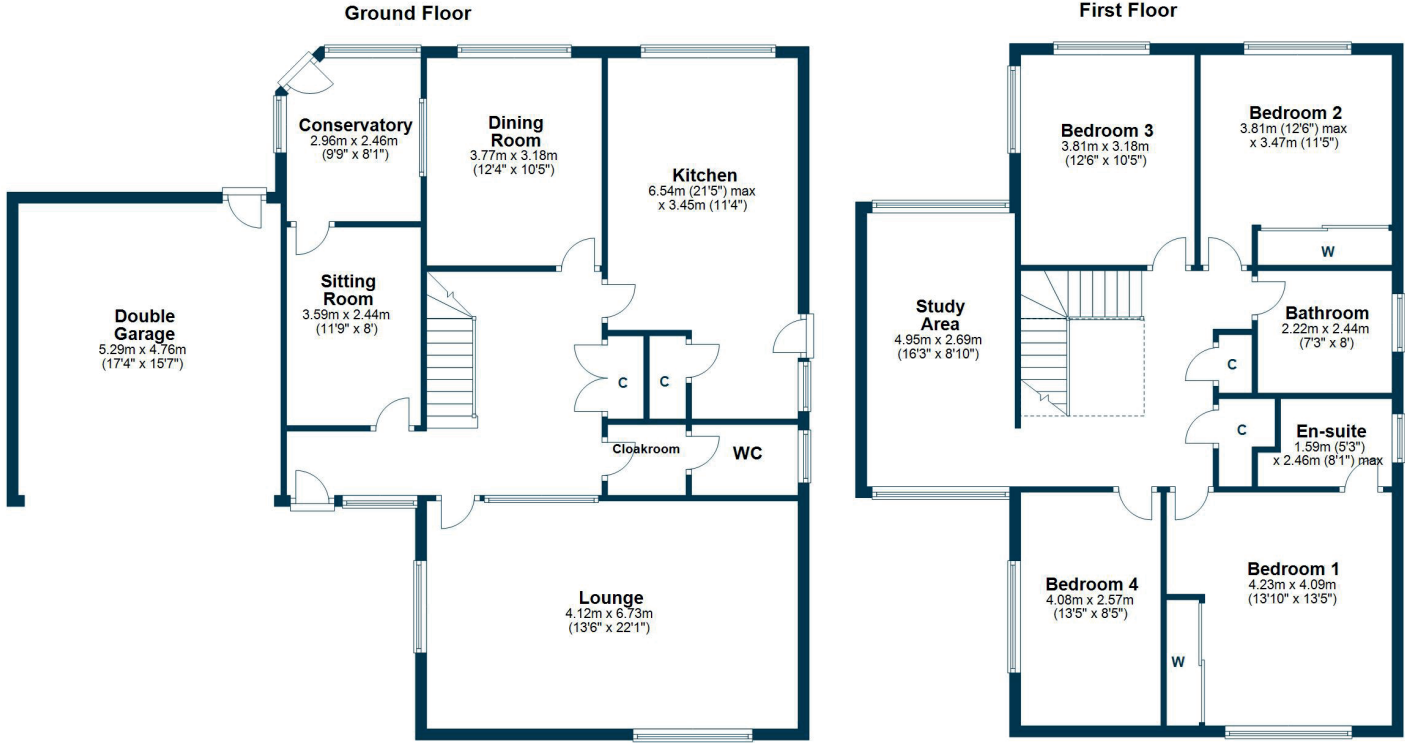
The complete accommodation comprises an impressive reception hallway with galleried stair well leading to the upper level, a double sized cupboard and access to all of the downstairs accommodation. There is a broad lounge to the front with dual aspect windows and a feature fireplace, a well-appointed dining room adjacent to the kitchen, a sitting room with access to the conservatory overlooking the rear garden and a cloak room leading into the downstairs WC. The kitchen has been recently upgraded and boasts contemporary styled floor and base units with ample work top space, breakfast bar and integral appliances. Within the kitchen is a utility area with more storage units, a large pantry cupboard and a door to the side of the property.

The upper level of the property has a large landing area, bathed in light from front and rear windows, which could be used as a home office space/play area etc, four bedrooms and the family bathroom as well as two more storage cupboards. All four bedrooms are double sized rooms, two of which benefit from fitted wardrobes with the principal bedroom featuring a fully tiled en suite shower room with shower cubicle, WC and wash hand basin. The family bathroom is also fully tiled featuring a fitted 'P' shape bath with electric shower above, WC and wash hand basin.









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.

BW2338 | Sat Nav: 5 The Beeches, Brookfield, PA5 8UZ

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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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