



# 9 MERCHISTON OVAL

BROOKFIELD

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**4 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A Stylish modern four bedroom detached villa positioned within the popular Weirs Wynd development.**

A delightful modern family home positioned within this modern residential development on the outskirts of the hamlet of Brookfield with excellent road connections via the A737 dual carriageway towards Glasgow international airport and the M8 motorway network to Glasgow city centre and beyond.

This home offers well-presented and spacious family accommodation formed over two levels. The central reception hallway has a modern cloakroom/WC and a stair to the upper floor. The fantastic lounge is a very spacious room with a walk in bay window to the front and the cosy family room could provide a home office. An attractive open plan kitchen dining and living room features a bay window with french doors to the rear gardens. The kitchen has a stylish range of quality fitted kitchen furniture including integral appliances. The utility room has matching furniture to the kitchen and a separate door to the rear garden.

On the upper floor of the property there is a central hallway with a storage cupboard and entry to all upstairs rooms. The Main bedroom is a double sized apartment with fitted wardrobes and a modern ensuite shower room. There are three further bedrooms and a family bathroom with a four piece suite including a WC, wash basin, bath, and separate shower area. The property has an attic providing additional storage and a detached single sized garage.

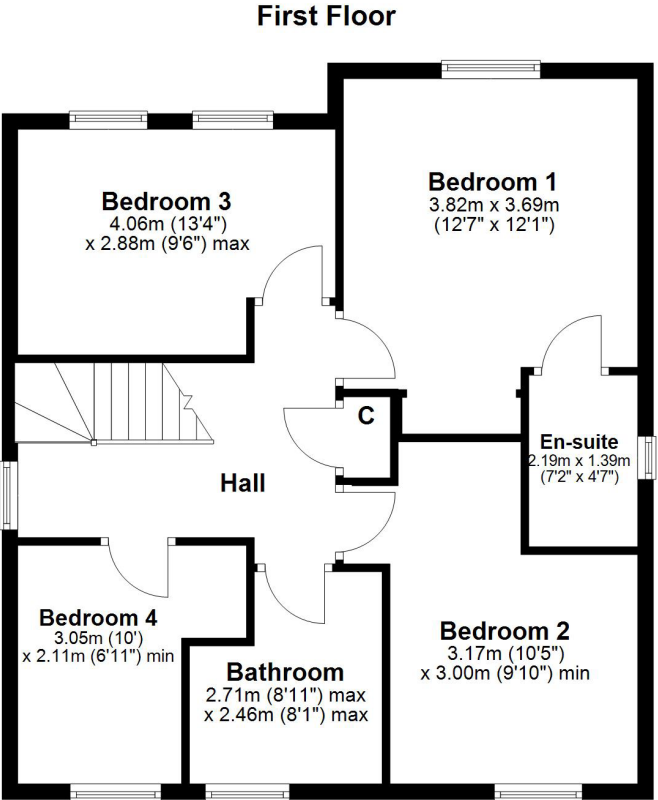
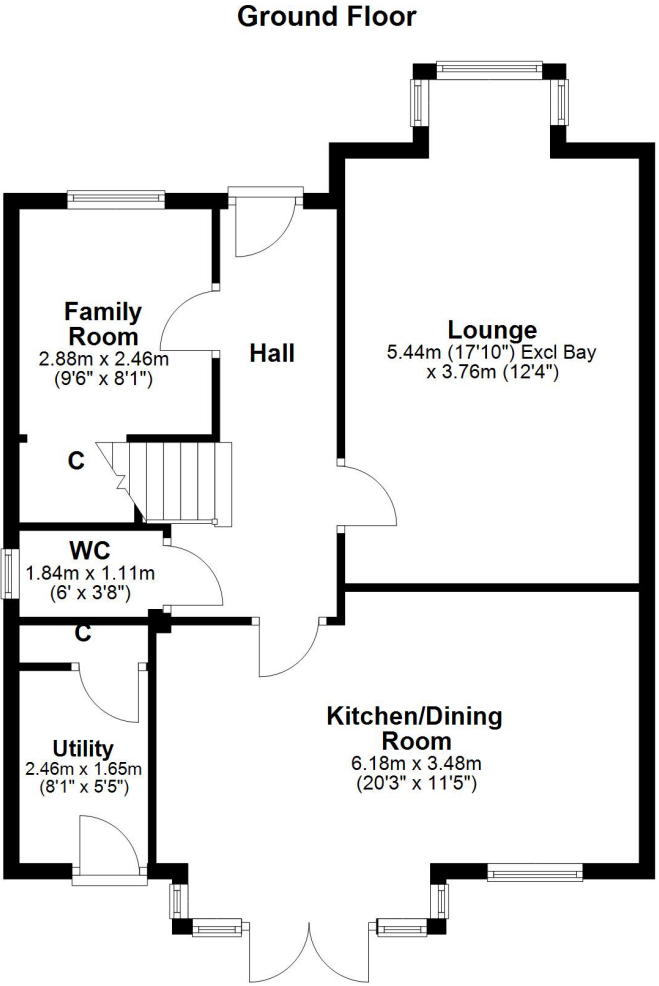
The home is set within private garden grounds with a screened front lawn and a driveway providing parking for several vehicles with entry to the garage. The level rear gardens have been landscaped to provide a lovely outside space. There is a raised area of timber decking and large patios ideal for outside dining with a central lawn.

The specification of this home includes an alarm system, gas fired central heating and double glazing.









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.

**BW2630** | Sat Nav: 9 Merchiston Oval, Brookfield, PA5 8XA

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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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