



30 MERCHISTON OVAL
BROOKFIELD

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Impressive, modern detached villa that offers a spacious layout with landscaped gardens in the popular Weirs Wynd development by Brookfield.

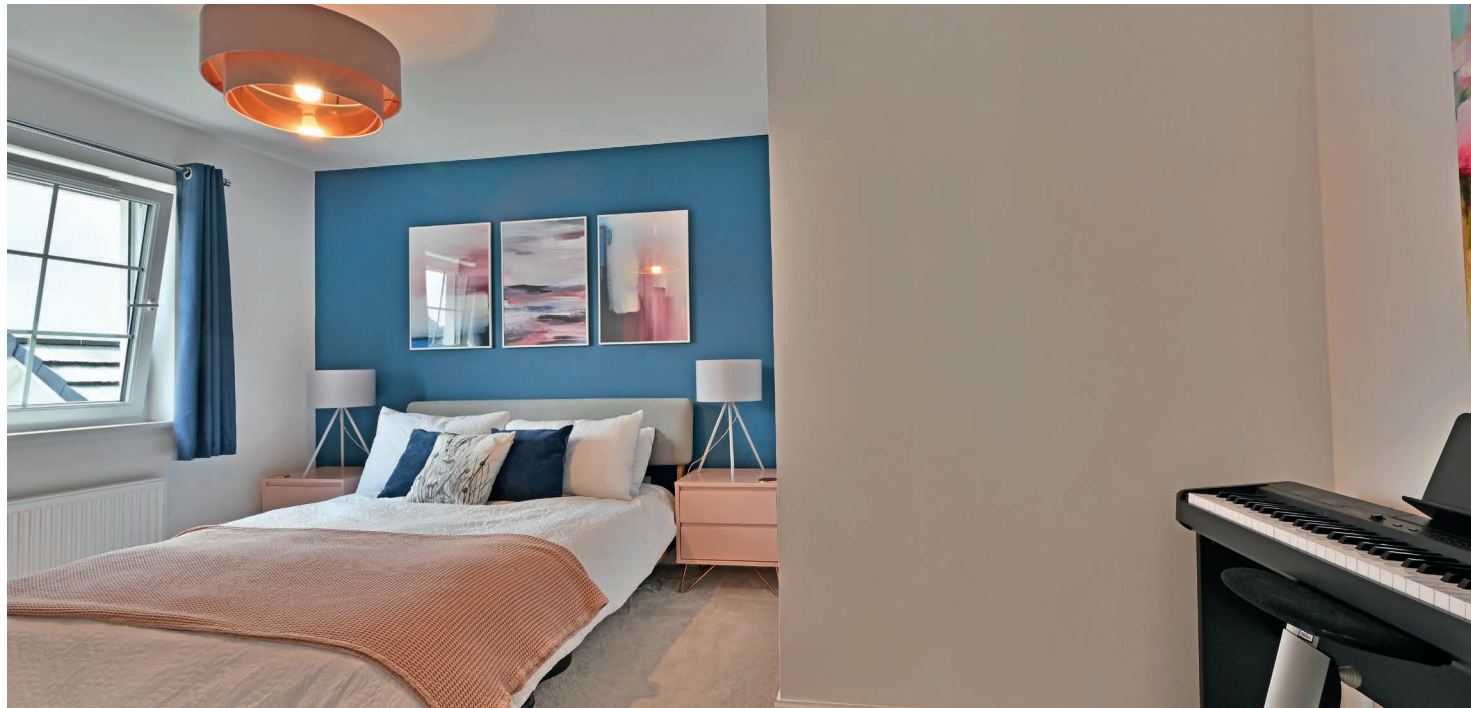
A lovely modern home positioned within the Weirs Wynd development by David Wilson/Barrett Homes by Brookfield in West Renfrewshire. This modern development is popular with commuters with convenient access to the A737 to Glasgow international airport and the M8 Motorway to Glasgow city Centre.

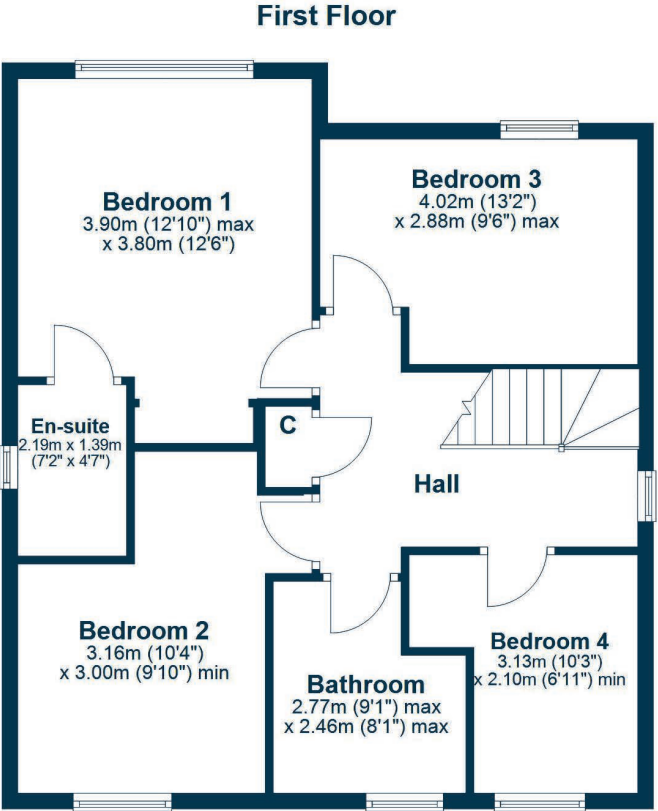
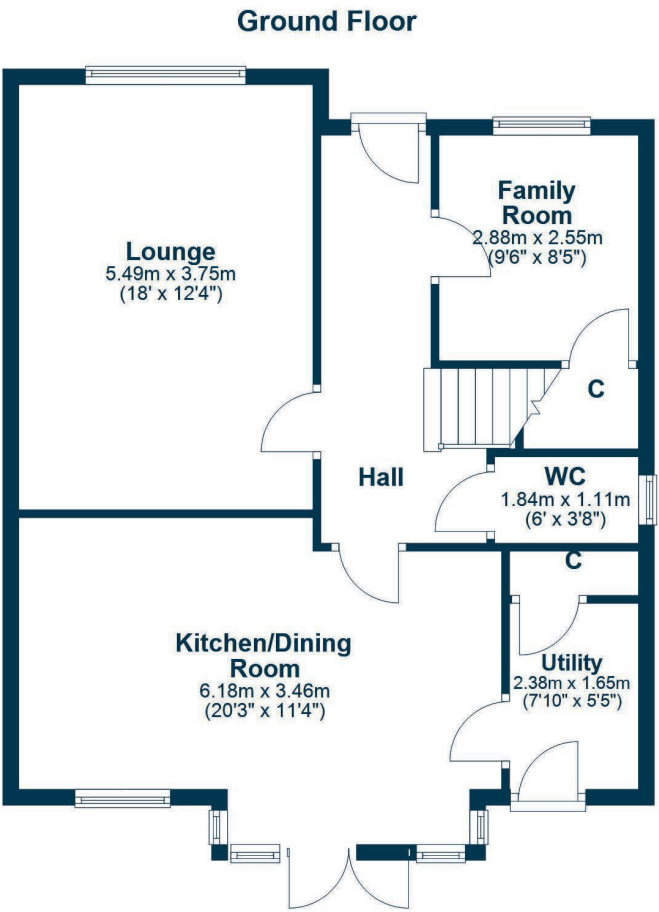
The interior of this property is beautifully decorated with a range of modern quality floor covering throughout. It offers flexible and spacious family accommodation over two levels with a specification that includes a gas fired central heating system and double glazing.

The accommodation of the property comprises of a reception hallway with a stair leading to the upper level of the home and entry to a cloakroom WC. The lounge is a spacious apartment with a front facing window formation and there is an additional sitting room, currently used as a home office. The large open plan dining, living and kitchen extending along the rear elevation of the house with a bay window projecting into the rear garden and French doors giving access to the rear gardens. There is an extensive range of shaker style fitted kitchen furniture with modern integral appliances. The Utility room has a range of furniture to match the kitchen, a store cupboard and space for laundry facilities.

The first floor level of this property has a broad central hallway with a store cupboard and the main bedroom is an impressive double sized room with fitted wardrobe storage and a modern fitted ensuite shower room. There are three further bedrooms with the fourth bedroom currently used as a dressing room. The bathroom includes a range of modern sanitary wear with a bath, a separate shower area, wash basin and WC. The property has an attic providing additional storage space.

The landscaped rear gardens are enclosed and feature a central lawn with display borders and a patio for outdoor dining. The driveway provides parking for three vehicles with access to a single detached garage and an electric car charger.





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.

BW2640 | Sat Nav: 30 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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