



8C ALBERT ROAD

BROOKFIELD

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4 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

A unique four bedroom modern detached villa individually designed to offer traditionally proportioned family accommodation in the popular hamlet of Brookfield.

An individually designed detached villa positioned on Albert Road in Brookfield. Completed in 2020, this stunning home has been designed to offer traditionally proportioned accommodation with high ceilings and generous room dimensions. The design allows for extension into the large attic if required and subject to local authority consent. The attic is fully floored, insulated and wired with good height and 100 sqm of floor space, ideal for a home cinema or gym.

The broad reception hallway has a stair to the upper floor with storage below. The spacious sitting room and family room both enjoy views to the front. The large lounge has full height windows to the gardens and an open plan layout to the dining room and kitchen. This impressive living space features bifold doors to the garden and a range of traditionally styled kitchen furniture. There is a utility room and a cloakroom WC.

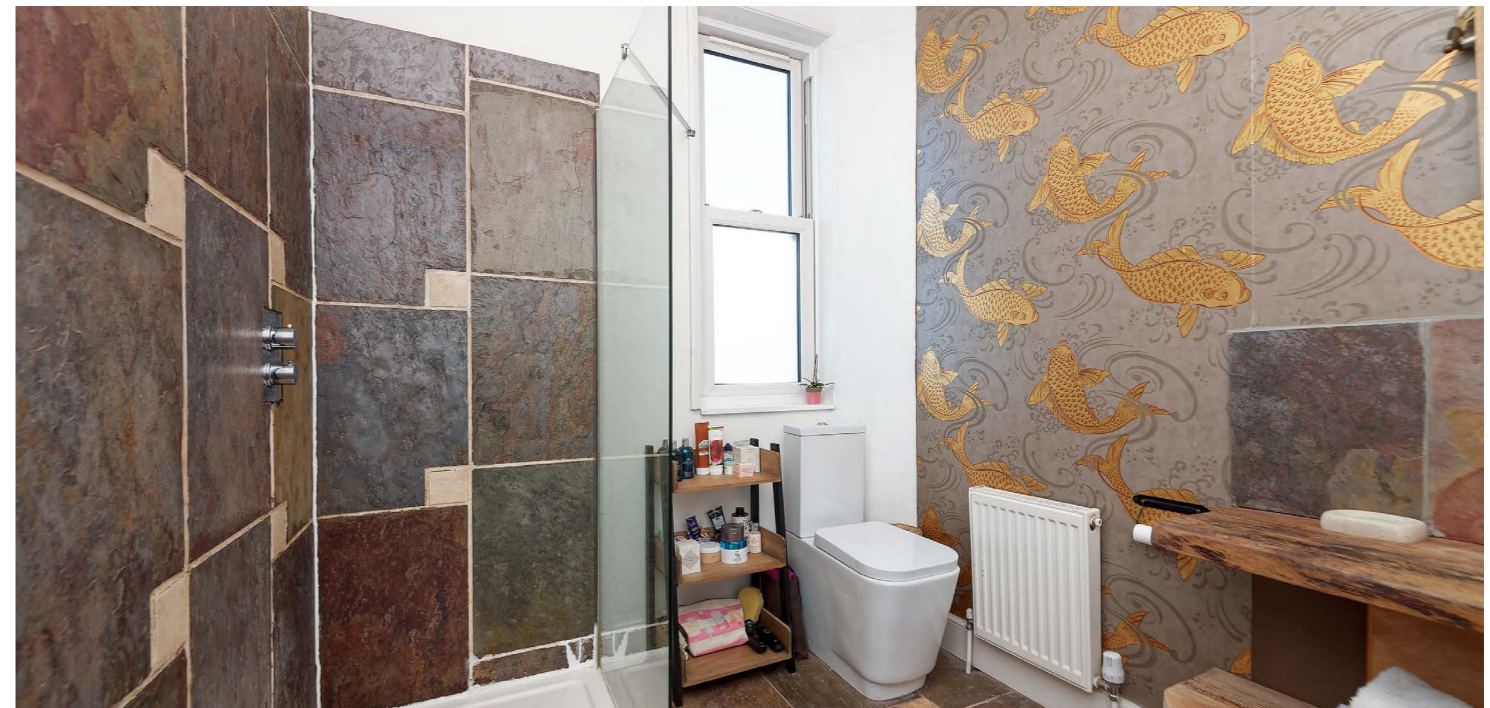
On the upper floor a large central hall has access to all apartments, a double cupboard and a store room. The principal bedroom has a dual aspect, a dressing room and an en-suite shower room. The 2nd bedroom also has an en-suite shower room and a dressing room. There are too further double bedrooms both with fitted wardrobes and a family bathroom.

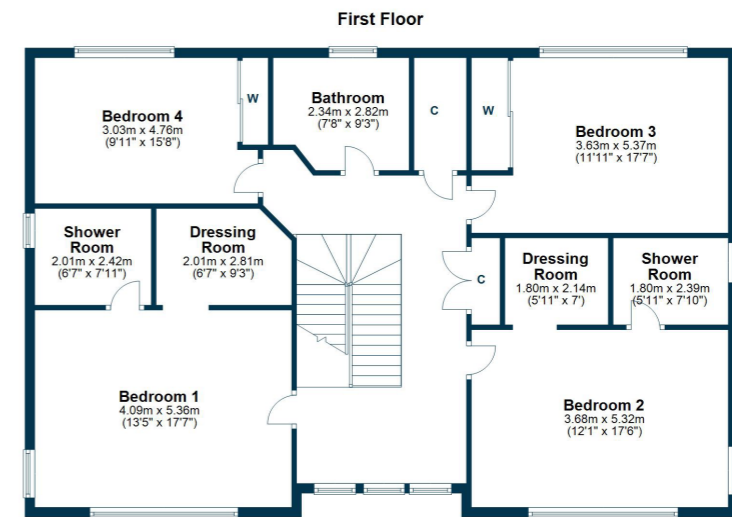
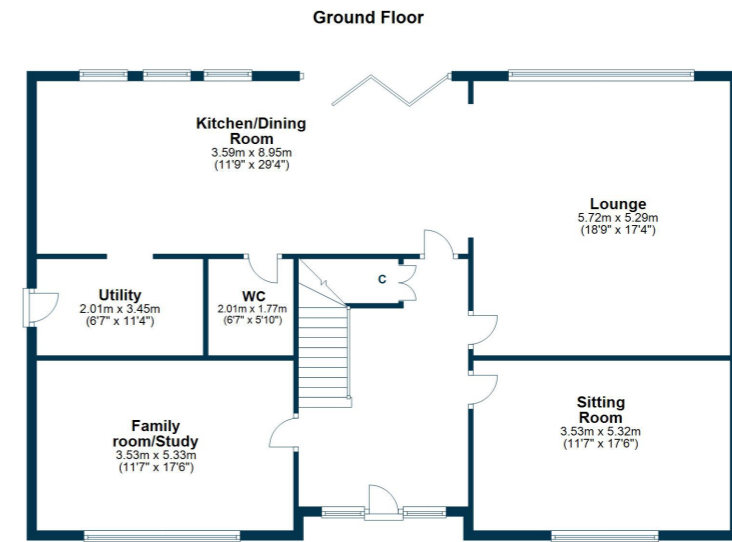
The gardens have a driveway providing parking for several vehicles and space for a garage if required. A tiled path leads to the front entrance with a lawn and a stone boundary wall. The rear gardens have a patio for outdoor dining with lawns to either side.

The specification includes a gas fired central heating system and traditionally styled 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.

BW2389 | Sat Nav: 8C Albert Road, Brookfield, PA5 8UJ

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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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