



22 DARLUITH PARK

BROOKFIELD

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4 | BEDROOMS 4 | BATHROOMS 4 | PUBLIC ROOMS

A stunning modern detached villa, immaculately presented and upgraded to an excellent standard. The property has been reconfigured to offer spacious family accommodation to high standard of specification in private landscaped gardens in a popular cul de sac.

A magnificent, detached villa presented in an exclusive cul de sac location, in the Renfrewshire hamlet of Brookfield. This stylish home offers spacious and immaculately presented family accommodation of eight apartments formed over a two storey layout.

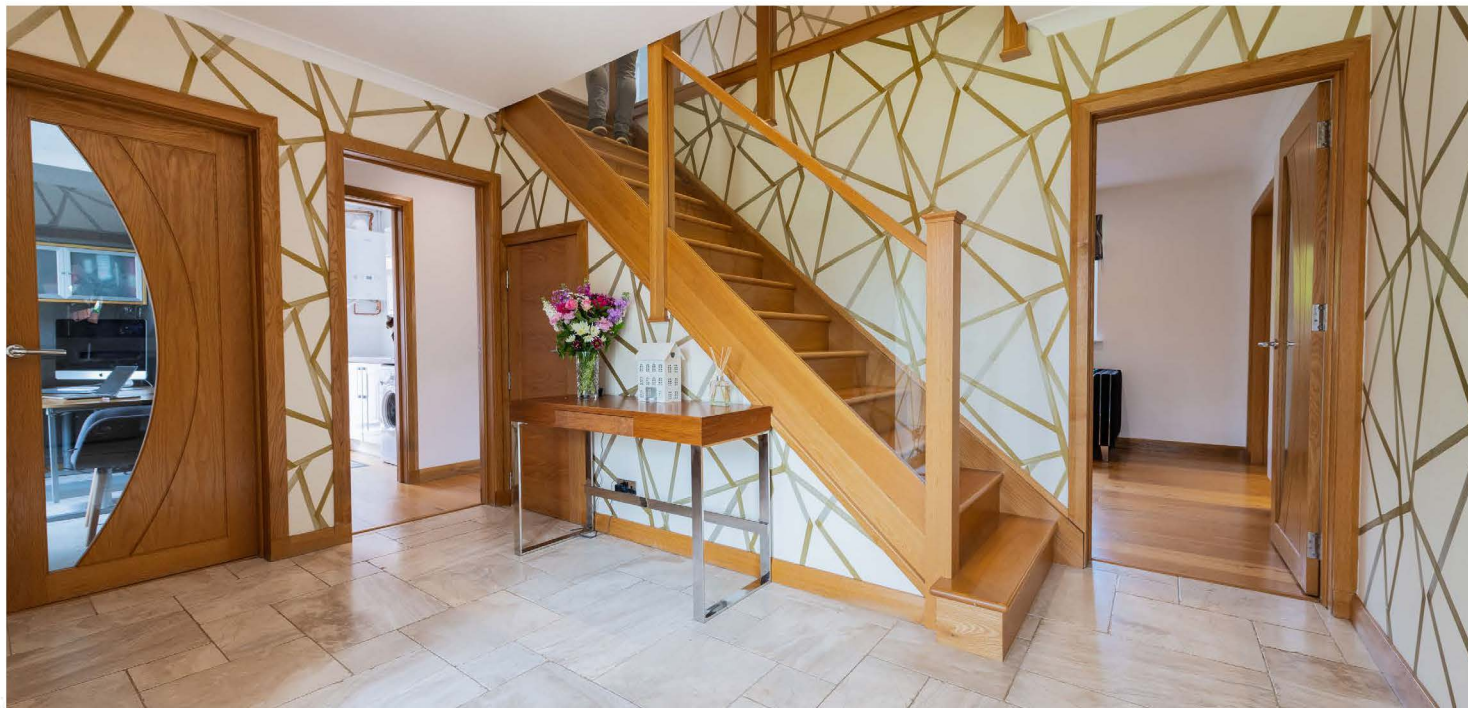
The current owners have undertaken an extensive program of redevelopment and upgrading to provide a property finished to an exacting specification.

The entrance to the property leads into a bright and welcoming reception hallway with a modern tiled floor and stylish oak stairway with a glass balustrade which leads to the upper level. Off the hallway, there is a cloakroom which features a modern two-piece suite which is adjacent to the study/5th bedroom. The spacious lounge extends to over 19 feet in length with a front facing bay window formation, it contains a glass fronted gas fireplace and newly installed oak and glazed double doors which lead into the dining room. The dining room has a window formation overlooking the landscaped rear garden and double french doors giving access to the same. From the dining room, there are newly installed oak and glazed double doors which lead into the family room/kitchen area. The kitchen features a range of modern white gloss fronted kitchen furniture with a central island which is ideal for entertaining and also contains modern integrated appliances. The utility room has fitted units, laundry appliances and a side door to the garden.

The first-floor level of the property has a broad central reception hallway with a storage cupboard. The principal bedroom is very spacious and has a large, fitted wardrobe featuring modern bifold doors and additional wardrobe space within the hallway leading to the en-suite shower room. The second bedroom also features bifold modern doors to the fitted wardrobe and entry to a stylish en-suite shower room with sanitary ware and ceramics by Porcelanosa. There are two further double bedrooms one of which has fitted bifold door wardrobes. The upgraded family bathroom has been reconfigured and features a stylish range of Porcelanosa sanitary ware and tiling including a corner position spa bath and a separate large wetroom shower area, wash hand basin and WC. The property has an attic providing additional storage space.

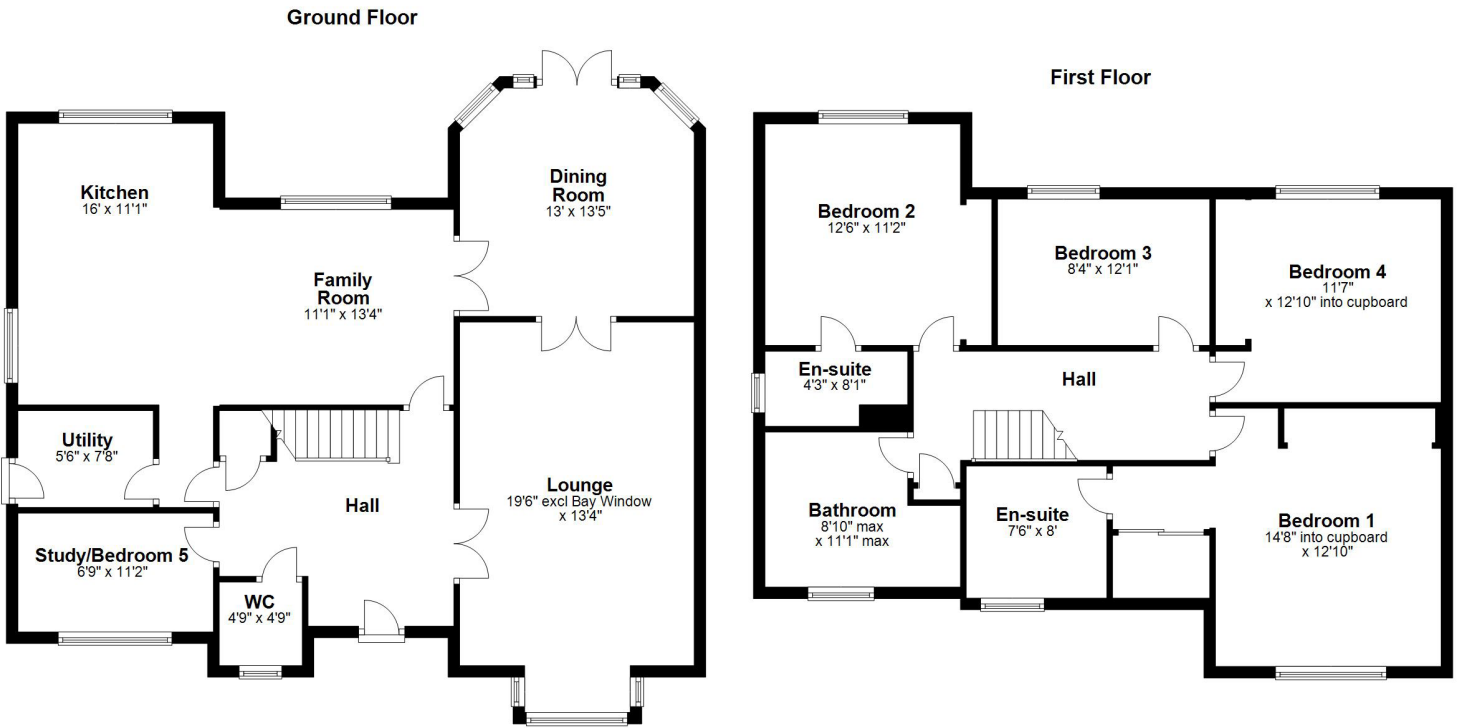
The specification of the property includes gas central heating, double glazing and a security alarm system.

The property is set within a popular cul de sac with private parking. The front gardens have a lawn, monobloc path to the front door, detached double garage and private driveway. The level and enclosed rear gardens have been designed for ease of maintenance with a large area of artificial grass flanked by raised display beds with coloured gravel chips and a timber face as outside boundary. There is also a patio/terrace decking area and external summerhouse.









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. Commuters can also take advantage of regular train services from Johnstone railway station with park and ride facilities and services to both Glasgow City Centre and the Clyde coast.

BW2085 | Sat Nav: 22 Darluith Park, Brookfield, PA5 8DD

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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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