



cochrandickie
ESTATE AGENCY

32 Sandholes Road,
Brookfield PA5 8UR

www.cochrandickie.co.uk







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This stunning modern detached villa enjoys open aspects to the front and is set in lovely mature private gardens to the rear.

This beautiful family home benefitted from a modernisation program in recent times creating contemporary spaces for the free flowing of space throughout the ground floor. The entrance hallway has hardwood floorcoverings as does the stunning lounge and dining room. The lounge/dining/family space is full of light, provided by cupola ceiling light at the family area and French doors. This leads directly to a deck with artificial lawn taking the inside out. The lounge has a feature fireplace with solid fuel fire.

The kitchen has wall & base units with contrasting wooden tops and integrated five burner hob, extractor hood and oven. Again, a cupola gives natural light and there is a Upvc door to the side elevation. Completing the ground floor accommodation is a WC.

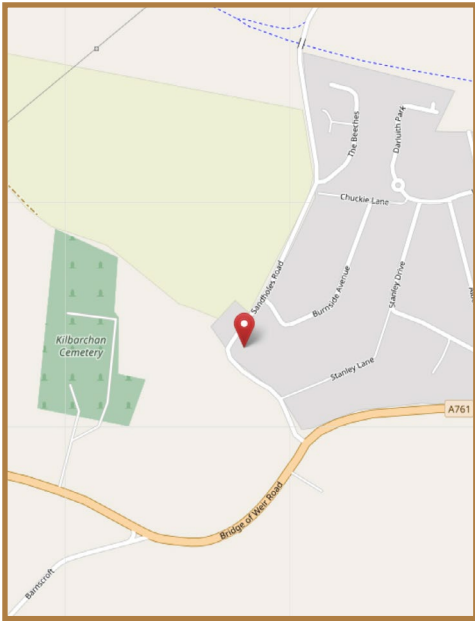
On the first floor there are three well proportioned bedrooms, all of which have built-in fitted wardrobes and a fully tiled house bathroom.

Externally the gardens have to be seen to be admired. Landscaped from front to rear there are seating areas all around catching the sun as it moves around. To the front there is a lawn bordered by railway sleepers which also seating, and the linked garage. To the rear the deck leads down to the most colourful of gardens that have a water feature, patio, raised planters and shrub beds all bordered by mature trees.

The specification includes gas central heating, double glazing and new roof in the past two years.

Brookfield is a small hamlet with excellent access to the M8 motorway so is ideal for those commuting to the city centre or surrounding areas. Within Brookfield there is a tennis club, bowling green and cycle track. There is also easy access to the surrounding villages of Bridge of weir and Houston where you will find a wide selection of amenities. Johnstone is also only a short distance away with a Morrison's superstore and excellent rail links.

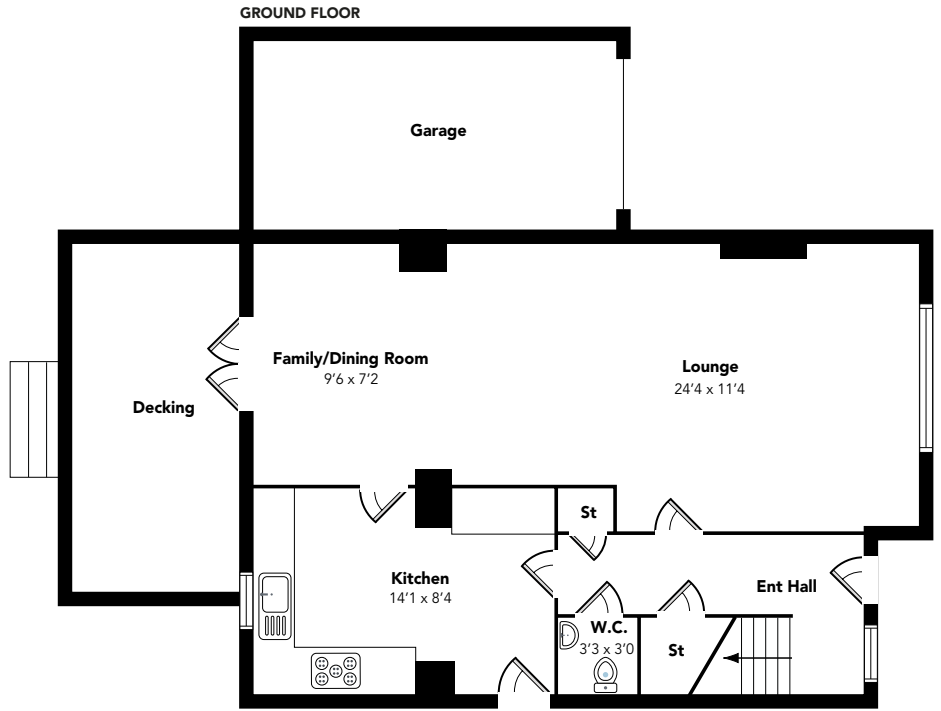




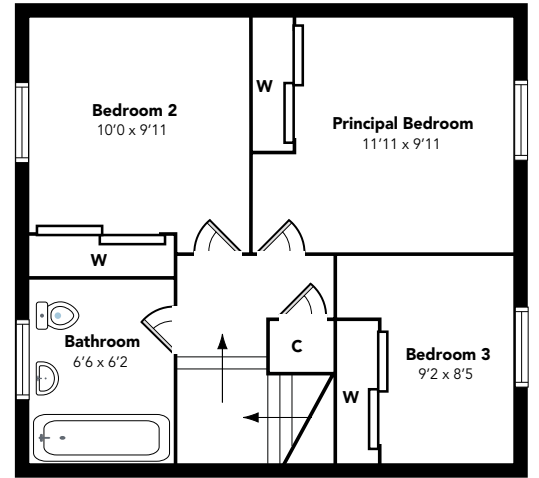
EPC rating
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Office
Bridge of Weir

disclaimer
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FIRST FLOOR



Floorplans are indicative only - not to scale
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