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8C Merchiston Oval,
Paisley PA2 7BF

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8C Merchiston Oval, Brookfield PA5 8WT

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This beautifully presented and rare to the market design semi-detached home was built and completed by David Wilson Homes in 2020 and is a beautiful example of a modern home set in landscaped garden grounds.

A reception hallway with storage and WC off leads to both the lounge and the dining kitchen. The kitchen has ample wall & base units with integrated appliances that include oven, hob, extractor hood, washing machine and dishwasher. A set of French doors leads directly to the private garden. The lounge has windows on both elevations bring natural light into this already bright room that also has a well proportioned storage cupboard.

The carpeted stairwell leads to the first floor where there are three good sized bedrooms, the principal bedroom having an en-suite shower room and built-in fitted wardrobes. The hallway also

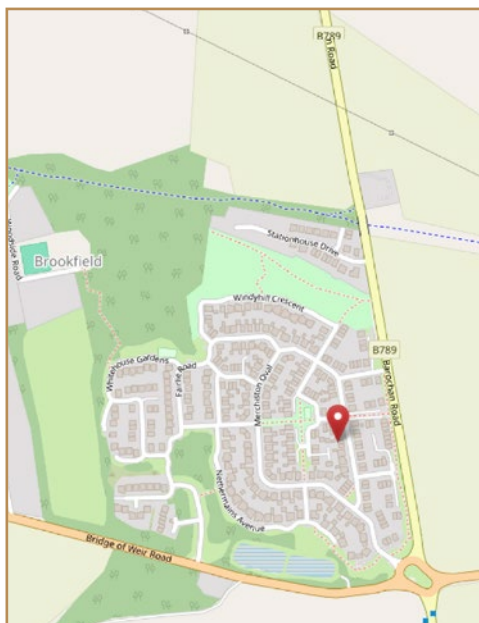
has access to a storage cupboard and the attic. Completing the accommodation is the house bathroom that also benefits from a separate shower enclosure.

Externally there is a substantial driveway to the front and gate access to the fantastic private garden at the rear that has been landscaped to provide a patio and elevated deck that also has a summer house and is all bordered by timber fencing.

The specification includes gas central heating & double glazing.

Merchiston Oval is ideally placed for the commuter. With the A737 only a minute's drive away and Johnstone Town Centre just beyond, your every day needs are easily catered for. As is access to the M8 motorway and Glasgow Airport.





EPC rating

C

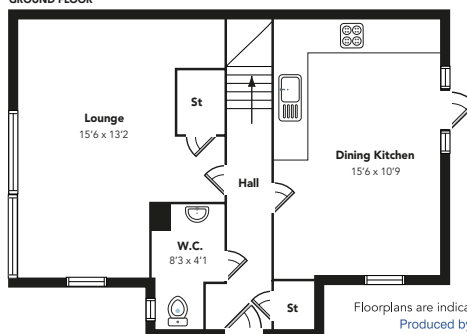
Office

Bridge of Weir

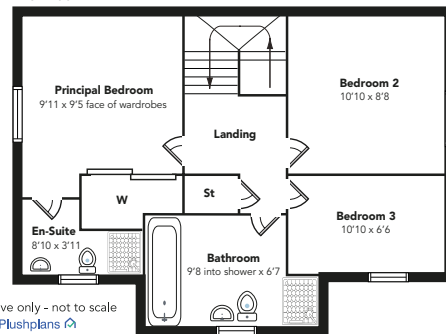
disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

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