



cochrandickie  
ESTATE AGENCY

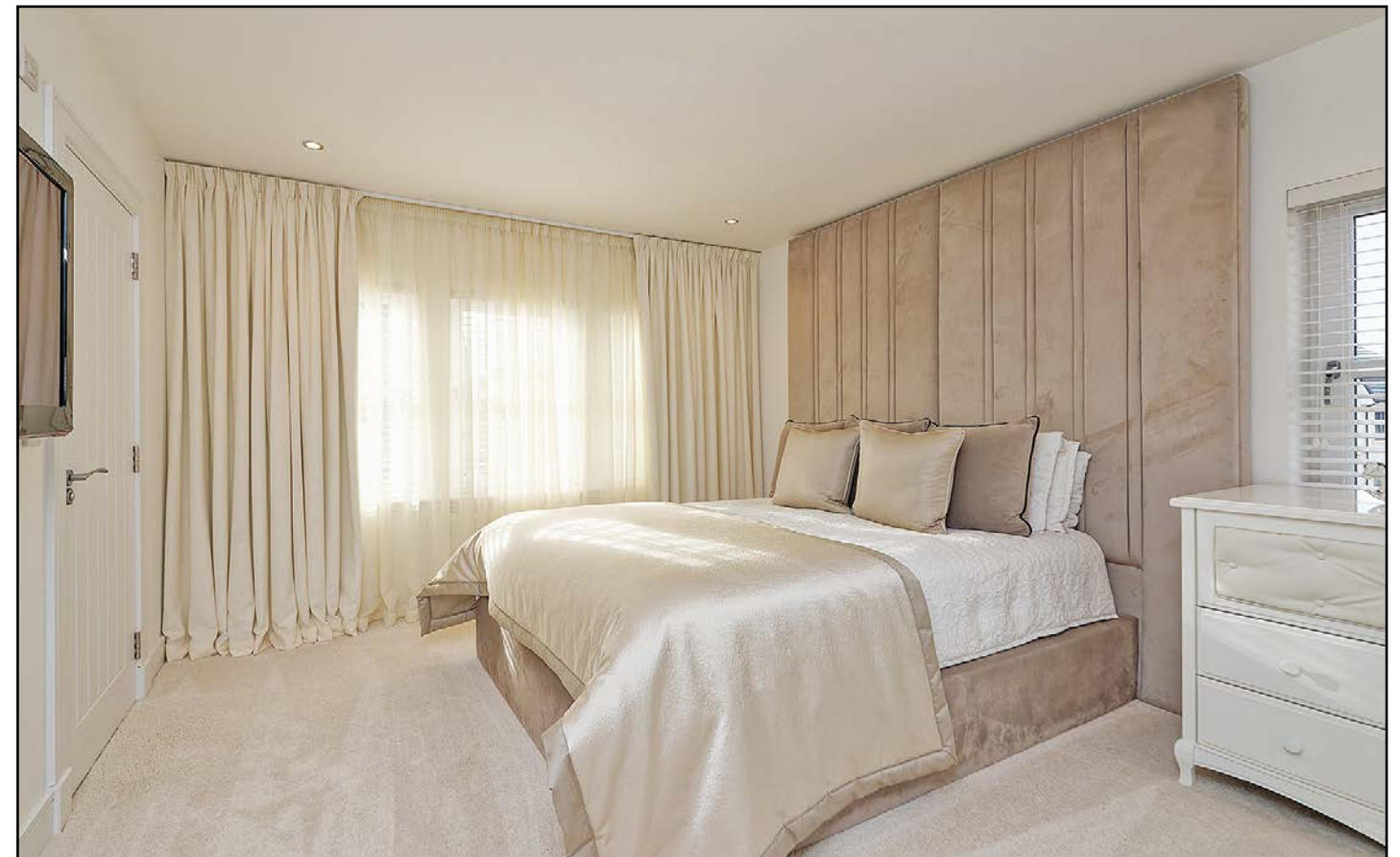
**4** Stationhouse Drive,  
Brookfield PA6 7FJ

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)













## 4 Stationhouse Drive, Brookfield PA6 7FJ

Situated on the fringes of Houston & Brookfield is this exclusive private development of only twenty four homes of which Number Four is now available to the open market as a re-sale for the first time.

Presented to the market in show home condition and upgraded by the current owners to enhance this already beautiful family home this Laurel style has porcelain tiling throughout the hallway and dining kitchen. This lovely home is clinically enhanced with clean lines and neutral colours. Built with tradition in mind, the ceiling heights are 2.7m high along with deep cornice and skirtings providing a period feel without the maintenance of such. The broad reception hallway leads to the beautiful lounge that has two box bay windows, one of which has aspects looking down the avenue.

The fabulous breakfast dining kitchen is an impressive 28' long and has space for casual dining, a dining table and utility space as well as ample wall & base units with integrated appliances that extend to oven, hob, extractor hood, fridge freezer, separate double height fridge, dishwasher and washing machine. A Upvc door leads directly to the landscaped garden. Off the kitchen there's a cloakroom and access to the front facing family room.

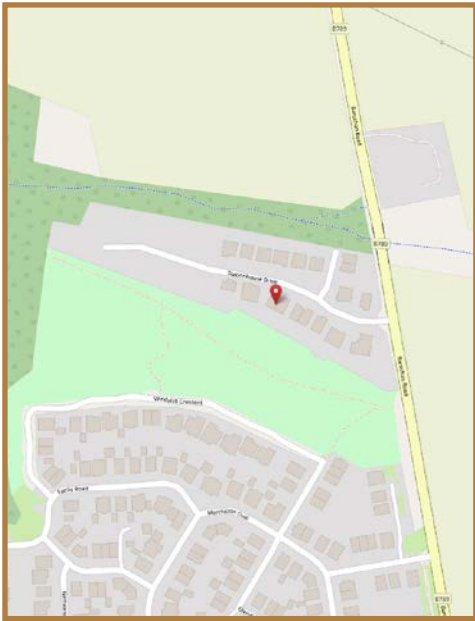
The stairwell with luxury carpet runner leads to the first floor where there are four double bedrooms and the luxury bathroom with separate shower cubicle. Each of the bedrooms have built in fitted wardrobes and the principal bedroom has an en-suite shower room.

Externally the gardens have been landscaped with matching porcelain tiling pathways, artificial grass interspersed with stone chips all bordered by timber fencing at the rear. A monobloc driveway provides off street parking.

Ideally placed for the commuter with easy access to the A737 and Johnstone & Milliken Park Train Stations being only a short drive away, this beautiful house and development really does provide a lovely estate to live in. Leisure pursuits are also close by with a selection of golf courses, woodland paths, bars and restaurants all within easy reach either via short walk, car or public transport.







EPC rating

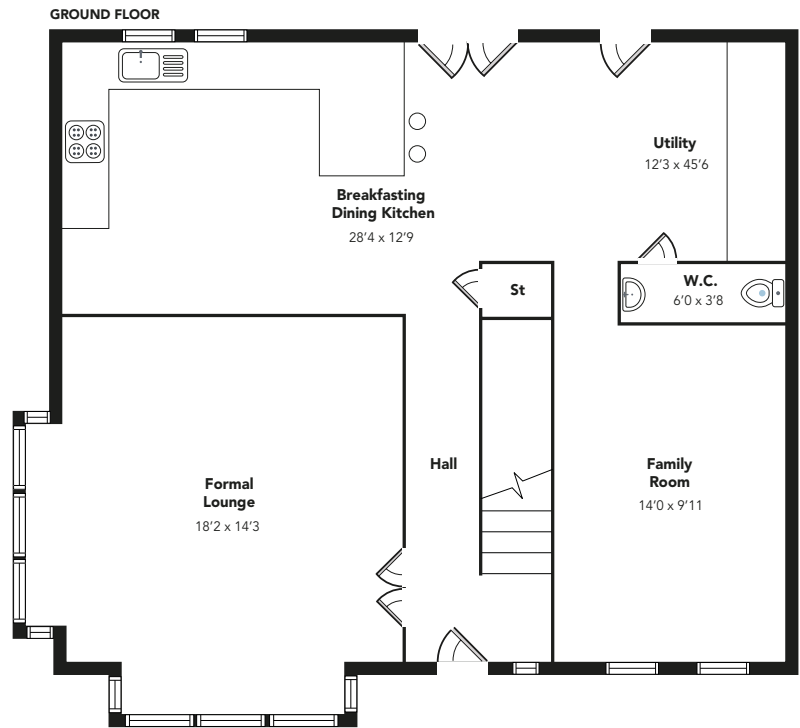
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Office

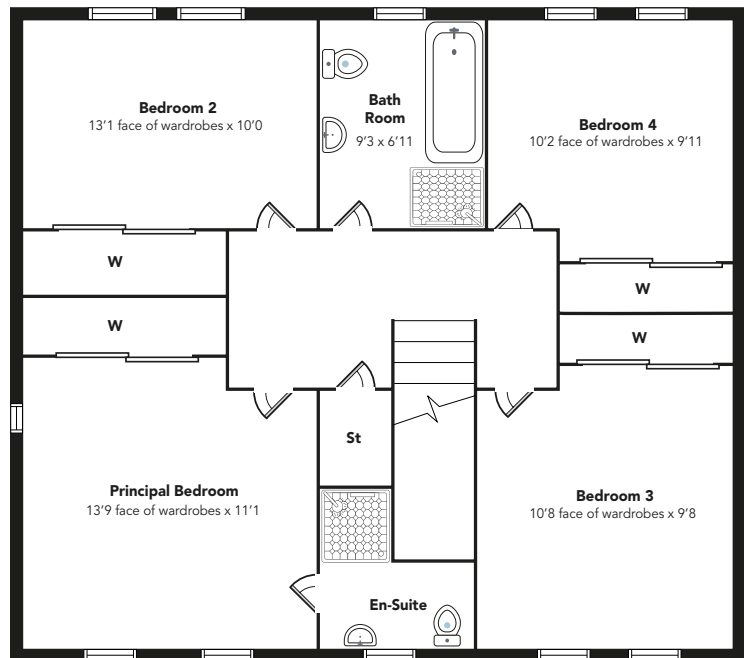
Bridge of Weir

#### 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.



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

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