



cochrandickie
ESTATE AGENCY

14 Merchiston Oval,
Brookfield PA5 8WT

www.cochrandickie.co.uk



14 Merchiston Oval,

Paisley PA5 8WT

cochrandickie
ESTATE AGENCY



The Fairmont at Weirs Wynd is the last opportunity to purchase a beautifully presented David Wilson Home in this fantastic and well received Brookfield Estate.

Set over two full levels the accommodation comprises of a reception hallway with two storage cupboards, front facing lounge with feature box bay window and to the front a family room with home office off, all formerly the garage, an excellent addition. The stunning open plan breakfast/dining/kitchen has French doors and a separate utility room with a cloakroom off.

On the first floor there are four double bedrooms, the principal and guest bedrooms both having en-suites with the principal bedroom also having a bow bay window and built in fitted wardrobes as does bedrooms three and four. Completing the accommodation is the house bathroom with separate shower.

Externally there is a section of artificial lawn to the front and a monobloc

driveway providing off street parking. The rear has been landscaped for easy maintenance with artificial lawn, summer house and patio areas to enjoy the orientation of the sun bordered by timber fencing.

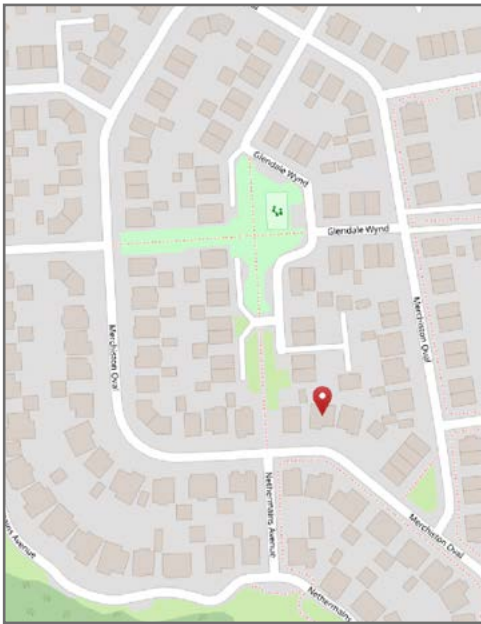
Located just minutes from access to the A737 whilst enjoying a rural setting - Weirs Wynd is perfectly placed for all the family. Both the neighbouring areas of Linwood and Johnstone have benefited from state of the art leisure centre's in recent years.

Within Brookfield you'll find the Tennis Club and Bridge of Weir is home to two popular Golf courses

Access to the A737 is less than 5 minutes from the development, providing direct links to Glasgow within 30 minutes and Ayrshire to the West.

Johnstone train station is less than 10 minutes away with park and ride facilities for train services to Glasgow, Ayr and Largs.





EPC rating

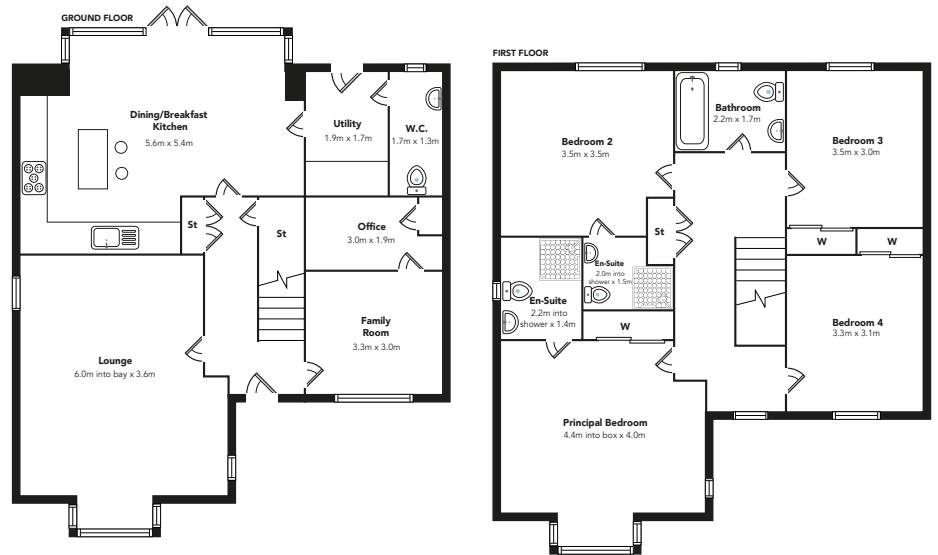
B

Office

Paisley

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.



Floorplans are indicative only - not to scale
Produced by Plushplans

Our Offices

21 Moss Street, Paisley PA1 1BX

t. 0141 840 6555

paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN

t. 01505 613 807

bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



cochrandickie
ESTATE AGENCY