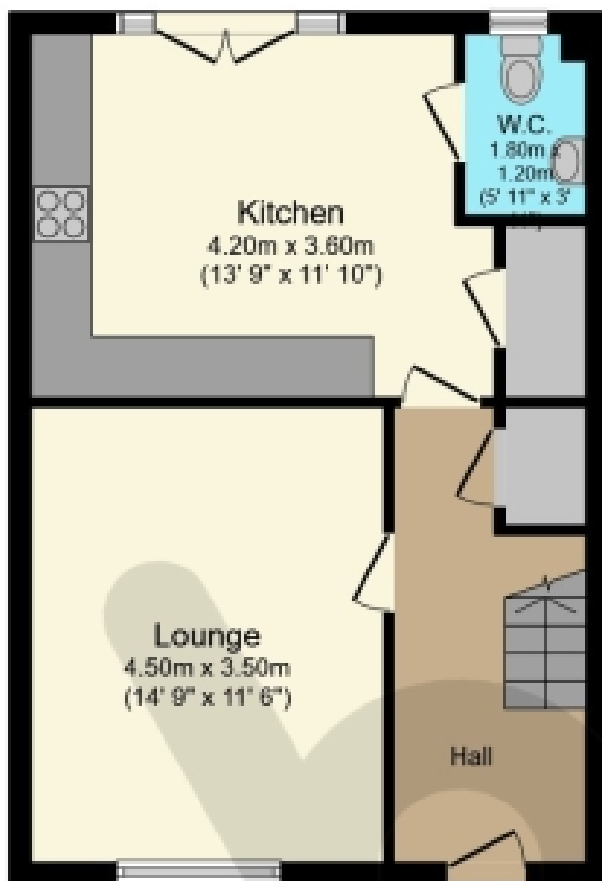




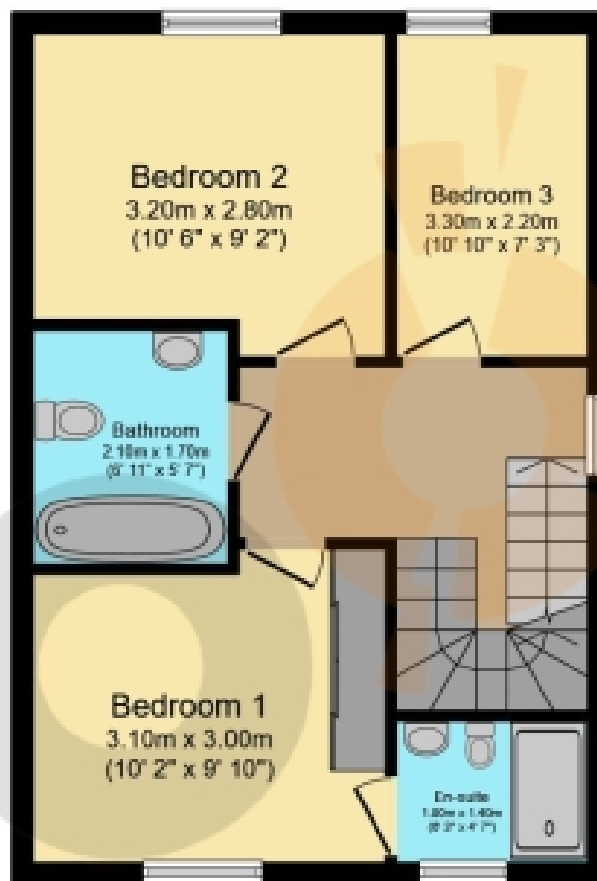
**Fairlie Road, Brookfield**

**Offers Over £340,000**

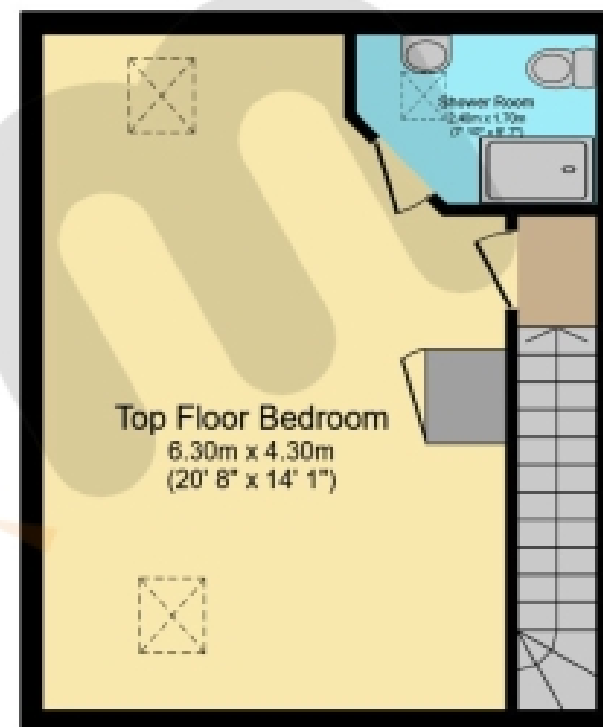




Ground Floor



First Floor



Second Floor

Total floor area: 127.1 sq.m. (1,368 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Set within the modern residential development of Weirs Wynd in Brookfield, the property makes an attractive first impression with its bright exterior, stone detailing and manicured front lawn. A multicar monoblock driveway runs alongside the home, while a paved pathway leads to the front entrance & detached garage.

Stepping inside brings you to the entrance hallway and the welcoming family lounge. This beautifully presented room combines soft neutral décor with wood-effect flooring, creating a bright and comfortable setting.

To the rear, the contemporary dining kitchen provides an inviting space for cooking, dining and spending time together. Dark grey base and wall-mounted cabinetry is paired with warm butcher block worktops and a tiled splashback, creating a stylish contrast. A built-in oven, gas hob, fridge, freezer and dishwasher are integrated within the kitchen alongside space for a family dining table, with French doors opening directly onto the rear patio.

A ground-floor W.C., fitted with a wash hand basin and toilet, completes this level and adds convenience for guests and busy family life.

On the first floor are three well-proportioned bedrooms with the principal bedroom boasting an adjoining en-suite shower room that features a shower cubicle, wash hand basin and W.C. Completing this level is the family bathroom, fitted with a bath and overhead shower, wash hand basin and W.C., with tiled walls and a heated towel rail.

Occupying the entire top floor, the largest bedroom is currently arranged as a second sitting room and play space, offering a versatile area that can be adapted to suit a variety of needs. A Velux window allows natural light to fill the room, while built-in cupboards provide valuable storage. Completing this level, a separate en-suite shower room comprises a shower enclosure, wash hand basin and W.C.

Externally, the rear garden has been designed for ease of maintenance, combining an artificial lawn with generous, paved seating areas.

Additional benefits of the home include gas-central heating and double glazing throughout.

Ideally situated for local Primary and Secondary schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Brookfield is one of Renfrewshire's most desirable locations with a great selection of local amenities close by, which include shops, pubs, restaurants, schools and transport links. Bus links give regular access throughout the area, into Glasgow and further afield. The development is convenient for the A737 dual carriageway to Glasgow Airport, Braehead Shopping Centre, Glasgow City Centre and in the opposite direction to the west coast with sandy beaches.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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AI has been used to enhance this listing.

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