



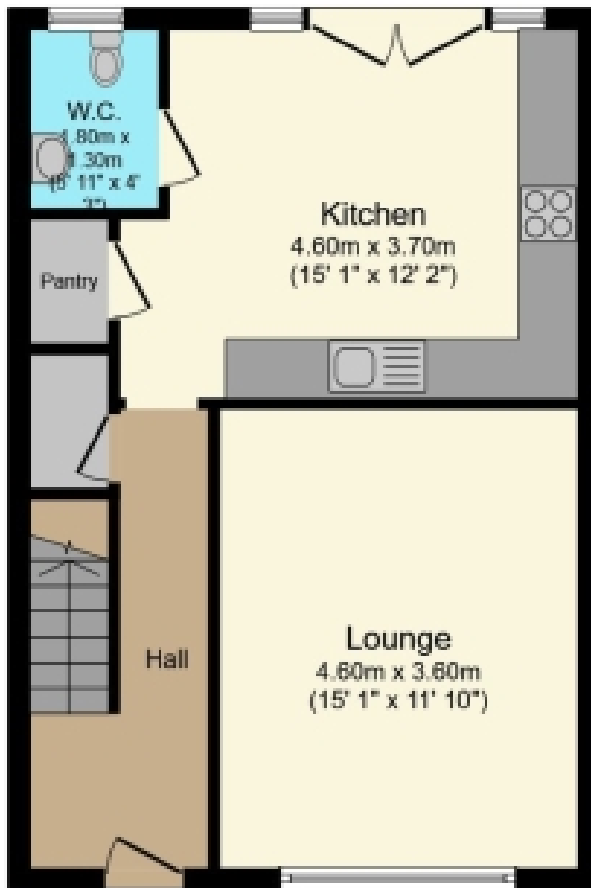
**33 Fairlie Road, Brookfield**

**Offers Over £339,995**



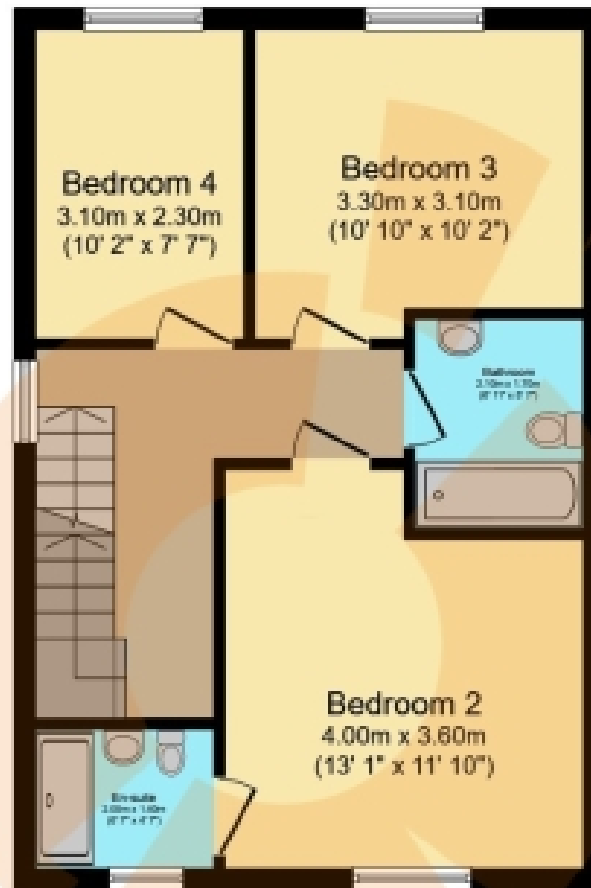






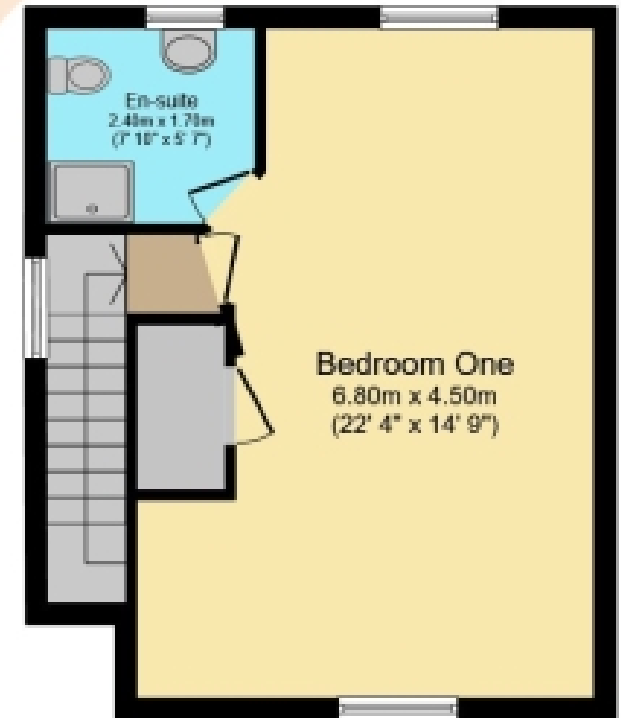
### Ground Floor

Floor area 46.2 sq.m. (497 sq.ft.)



### First Floor

Floor area 46.2 sq.m. (497 sq.ft.)



### Second Floor

Floor area 36.0 sq.m. (388 sq.ft.)

**TOTAL: 128.4 sq.m. (1,382 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

\* DESIRABLE FAMILY HOME OVER THREE LEVELS \* GENEROUSLY PROPORTIONED & IMMACULATE THROUGHOUT \* TWO EN-SUITES \* EXTENSIVE REAR GARDEN & DETACHED GARAGE \* Please contact your personal estate agents, The Property Boom for much information and a copy of the home report.

Welcome to No. 33 Fairlie Road, positioned in a fantastic, sought-after private development in Brookfield. This stunning property will present an ideal opportunity for families looking for their forever home.

To the left of the property, is a multi-car Monoblock driveway, leading to an attached garage. There is a paved walkway leading to the front doorway. Entering the property itself, you are presented with a welcoming hallway, giving direct access to every room on the ground floor. It has soft neutral décor which flows throughout the whole property.

The family lounge is well proportioned and is awash with natural sunlight, due to its large window formation. Also on the ground floor, is an ultra-modern dining kitchen, equipped with high end integrated appliances, comprising of a 5 ring gas hob, extractor hood, and an oven/grill. The kitchen gives direct access to the fully enclosed rear garden through French doors. Completing the ground floor, is a convenient w.c., located just off the dining kitchen.

On the first floor of the property, you will find three generously proportioned bedrooms. Bedroom two has the added benefit of an en-suite shower room. The three piece family bathroom is on this floor, and consists of a w.c., wash hand basin and a bath.

The master bedroom is on the second floor of the property, and features its own designated dressing area, with integrated storage solutions. Like bedroom two, this bedroom also features an en-suite shower room.

Externally, the property features a fully enclosed rear garden, the ideal place for children and pets alike. The property further benefits from gas central heating and double glazing throughout.

Brookfield is one of Renfrewshire's most desirable locations with a great selection of local amenities closeby, 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.

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TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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