



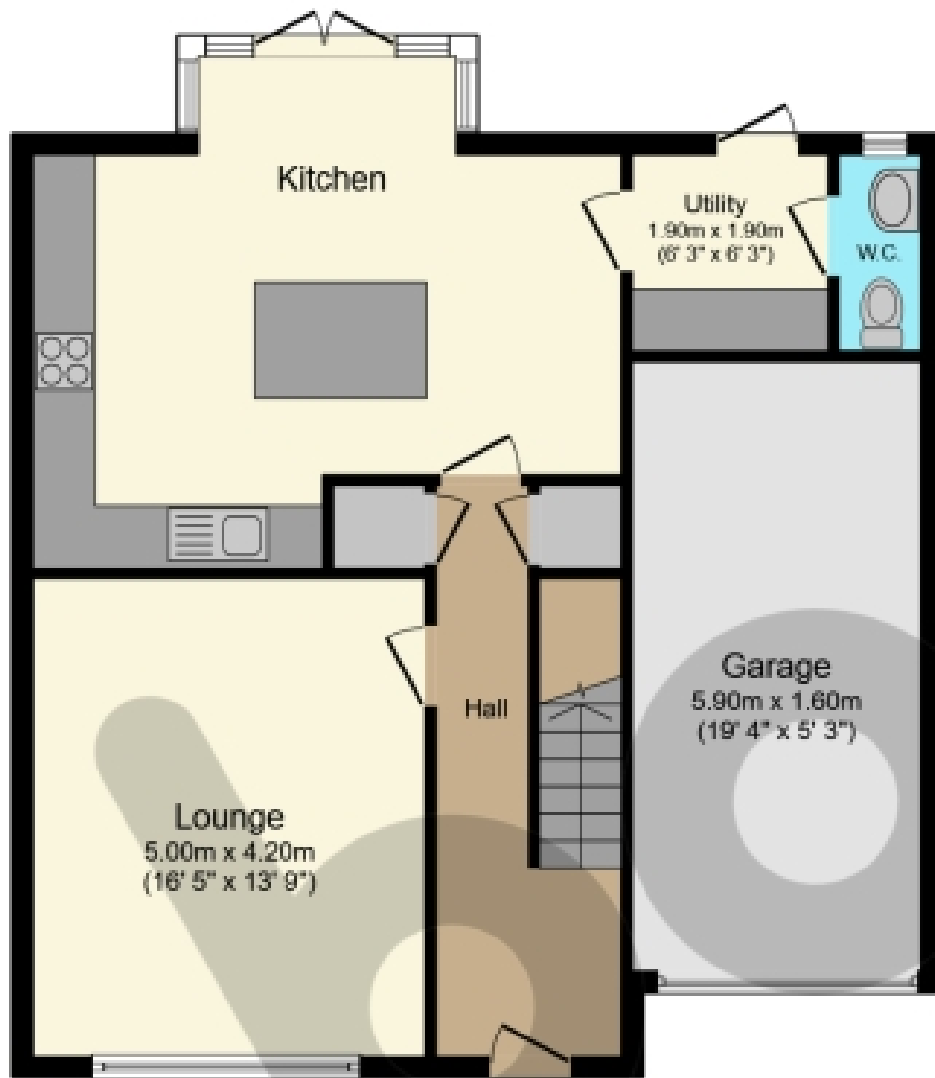
**37 Merchiston Oval, Brookfield**

**Offers Over £365,000**









### Ground Floor

Floor area 75.0 m<sup>2</sup> (807 sq.ft.)



### First Floor

Floor area 68.1 m<sup>2</sup> (733 sq.ft.)

**TOTAL: 143.1 m<sup>2</sup> (1,541 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 constitute a contract. No part of this plan or any other part of the advertisement should be used for any purpose without the prior written consent of the advertiser. The plan is for illustrative purposes only and does not add this mark.

## THE PROPERTY

Nestled in the highly desirable village of Brookfield, No. 37 Merchiston Oval is a stunning detached villa which offers stylish and spacious living, making it an ideal family home. Presented to the market in true move-in condition, this exceptional property has been meticulously maintained by our clients.

The attention to detail is evident throughout, with no aspect of its immaculate presentation overlooked. Outside, the property features a generous two-car monobloc driveway and integral garage for added convenience.

Upon entering, you are greeted by a bright and inviting reception hallway, adorned with neutral décor and quality wood-effect flooring. The family lounge is well-proportioned and bathed in natural light thanks to the large, double-glazed window, and decorated in similar neutral tones.

The open-plan dining kitchen is a true showstopper, offering versatile accommodation perfect for modern family living. The kitchen is fitted with sleek wall and base mounted units, complemented by contrasting butcher-block effect countertops and an ultra-modern island. Integrated appliances include a 5-ring gas hob with extractor hood, double oven, fridge/freezer and dishwasher. The generous layout accommodates additional space for a dining table and chairs, and chic French doors provide access to the low maintenance, landscaped rear garden.

Off the kitchen, you'll find a matching utility room offering further storage solutions via wall and base mounted units, as well as under counter space for a washing machine and tumble dryer. Completing the ground floor is the downstairs w.c. which is perfectly elegant in its simplicity.

Climbing the staircase to the first floor the property boasts four generously sized bedrooms. Both Bedrooms One and Two feature contemporary en-suite shower rooms, and Bedrooms Three and Four are further complimented with in-built wardrobes, providing excellent in-built storage solutions. Completing the internal accommodation is the family bathroom which is equally impressive, offering a bathtub, W.C. and wash-hand-basin with chrome fixtures and fittings.

The rear garden is a private oasis, complete with a raised lawn area and large sociable patio area, ideal for entertaining or relaxing. Fully enclosed, it provides a safe and secure environment for children and pets alike.

Additional benefits of the home include gas-central heating and double glazing throughout, ensuring a cosy and energy-efficient living space. This property truly offers a perfect blend of style, comfort, and functionality for family living.

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 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.

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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