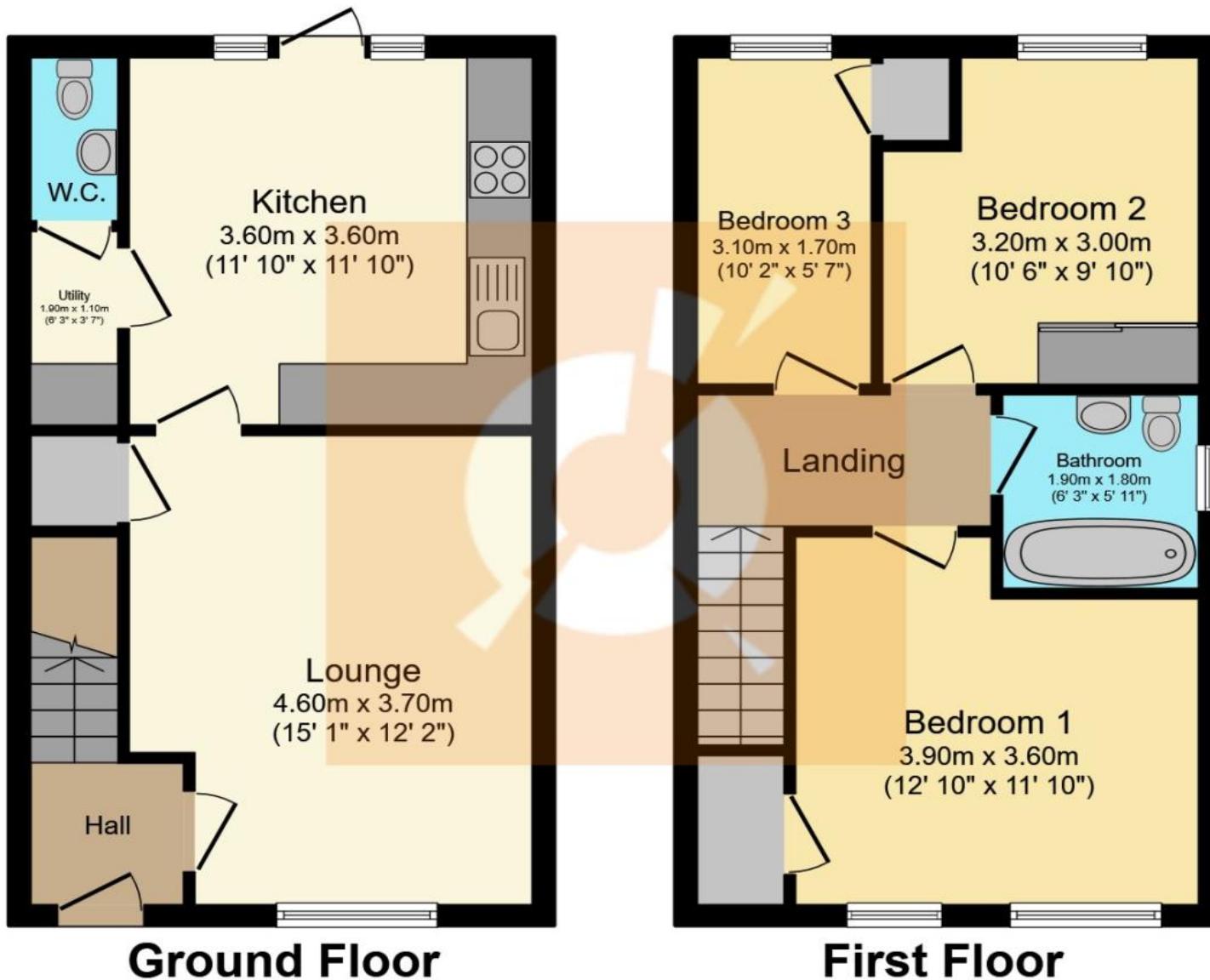




7 Barochan Lane, Brookfield

Offers Over £220,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

A wonderful opportunity has arisen to purchase this incredibly well presented 3-bedroom, 2-bathroom home which has been extremely well maintained over recent years by our clients, providing an abundance of stylish and versatile space.

This fabulous family home sits in an absolutely PRIME location - a stone throw away from the multitude of restaurants, bars and other amenities whilst still retaining the feeling of peace and quiet of a semi-rural location. The property has a double parking space to the front, providing plenty of off-street parking.

On entry through the hallway, you are met to your right by the bright and airy family lounge which is a marvellous space that lets in lots of natural light thanks to the large, double glazed window formation. This property has been fully decorated, a theme that runs throughout the house.

At the heart of this family home is the real versatility of space provided by way of the contemporary kitchen/dining area. The recently installed, high specification kitchen boasts an array of stylish modern floor and wall units with worksurface, providing a fashionable and useful workspace. Integrated appliances include the 4-ring gas hob with electric oven/grill and extractor hood, fridge freezer and dishwasher which will all be included in the sale of the property. The adjoining dining area houses a large dining room table with space for 6 chairs.

Aesthetic quality flooring leads seamlessly through to the utility room, where there's additional space for the washing machine. Also found on the ground level is the downstairs w.c. which is perfectly elegant in its simplicity.

The rear garden has been recently landscaped with contemporary sandstone paving and raised composite decking with LED lighting, allowing ample space for alfresco dining, entertaining or simply relaxing with family during the summer months. The garden is predominantly laid to lawn, meaning for minimal upkeep and a timber shed provides additional space for storing garden equipment.

Access to the upper level is via a carpeted staircase with timber handrail, where you will find 3 generously proportioned bedrooms which have all been stylishly presented throughout with fresh, neutral tones.

The recently installed family bathroom completes this fabulous accommodation internally with a three-piece suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which is contained within a stylish high-gloss vanity unit. A matte black heated towel rail finishes this space off beautifully.

This fantastic family home further benefits from double glazing and a recently installed combi boiler provides each room with a delightful warmth. No stone has been left unturned in the presentation of this beautiful property and we would highly recommend an early viewing to avoid disappointment.

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 including 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.

We strongly urge an early viewing as properties of this calibre rarely come to the market. 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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