



For Sale | Strathaird, 31 Woodside Road, Brookfield, PA5 8UB | Offers Over £245,000



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are pleased to offer this rarely available property situated on the preferred side of Woodside Road backing onto the park within the desired hamlet of Brookfield. This well presented extended semi detached villa sits in generous sized level gardens all enclosed and easy to maintain.

The property comprises a reception vestibule and welcoming hallway which gives access to both the ground floor accommodation and stairs to the upper level. Off the hallway to the front of the property lies a spacious lounge and large front facing window allowing light to flow through the room. The dining room is side facing with a door leading into the sitting room which is currently being used as an Office. The fitted kitchen has a great selection of floor and wall mounted storage units, integrated oven, hob, hood, fridge/freezer, dish washer and plenty of work top surface area with a door leading to the rear garden.

On the upper level there are three bedrooms and a bathroom. Bedroom one is a front facing double with four panel mirrored wardrobes. Bedroom two is to the rear and has three panel mirrored wardrobes and bedroom three is front facing with two panel mirrored wardrobes. Finally is the bathroom which consists of a bath with overhead shower, w.c and wash hand basin. On the upper landing there is further storage accessed via a hatch to the loft.

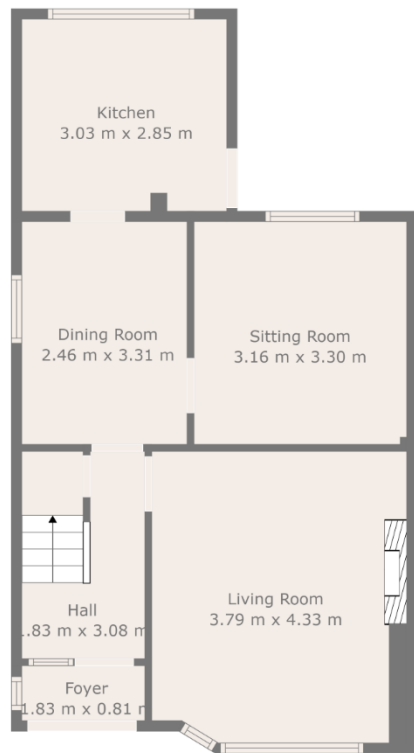
The property boasts gardens to front with driveway, detached single garage and enclosed rear gardens with view to the play park. The property further benefits from gas central heating and double glazing.

Renfrewshire Council, Tax Band E.

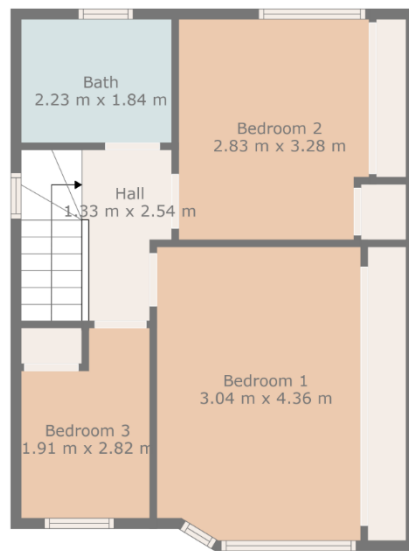
EPC Rating E.

Brookfield is a much sought-after location as it is tranquil and rural with excellent access to the A737 Bypass allowing travel to North Ayrshire as well as access to the M8 motorway so is ideal for those commuting to the city centre or surrounding areas. Within Brookfield there is a village hall, tennis club, bowling green and cycle track. There is also easy access to the surrounding villages of Bridge of Weir and Houston where you will find a wide selection of amenities.

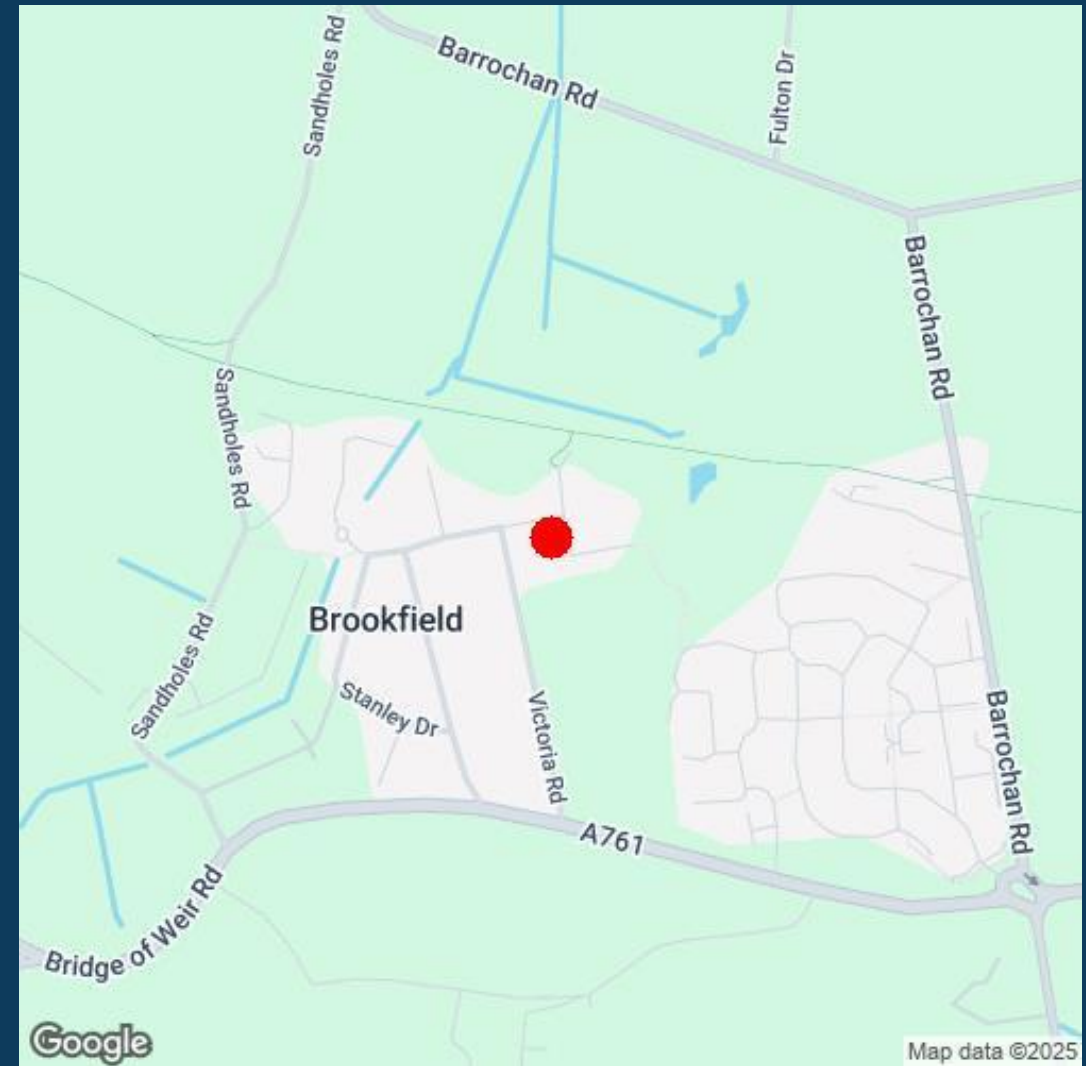




Floor 1



Floor 2





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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

