

# 85 Merchiston Oval

BROOKFIELD, JOHNSTONE, PA5 8XA



*IMPRESSIVE FOUR BEDROOM  
DETACHED VILLA*



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Part Exchange Available. We are delighted to bring to the market this striking four-bedroom, detached villa in a desirable, quiet location, which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

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**85 Merchiston Oval**

A welcoming hallway leads to all apartments on this level. The formal lounge is flooded with natural light and has a good range of furniture configurations. The impressive dining kitchen has a range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It also hosts a range of integrated appliances. Its easy to imagine the evenings of fine dining this zone has played host to. A useful wc completes the accommodation on this level.







**Kitchen/Diner**









Journeying upstairs you will discover four bright and airy well-appointed bedrooms, with the master bedroom being complemented with an impressive en-suite. The contemporary family bathroom completes the impressive accommodation internally.







**Bedroom 1**







**Bedroom 2**

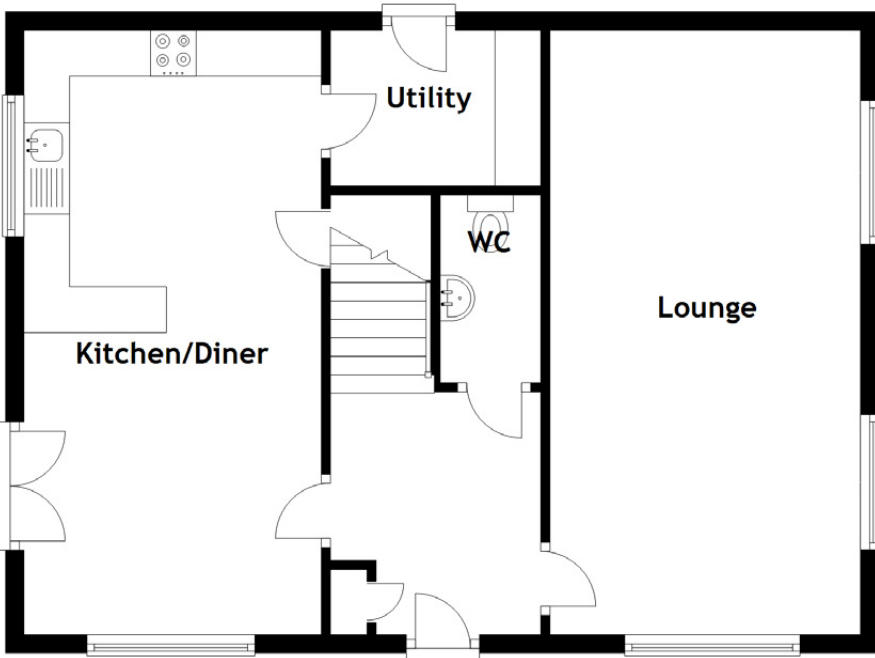
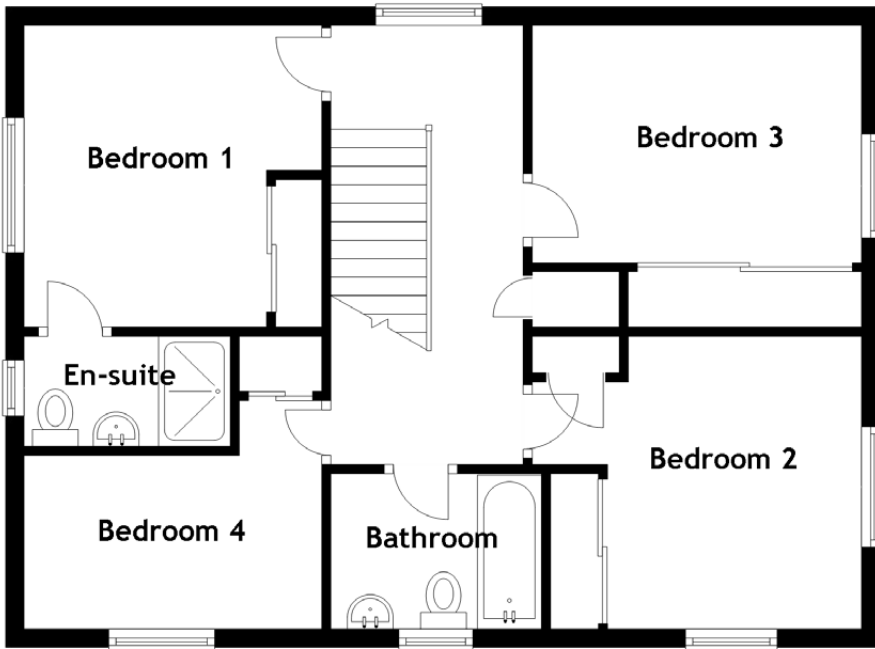




**Bedroom 3**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	6.60m (21'8") x 3.40m (11'2")	Bedroom 3	3.60m (11'10") x 2.60m (8'6")
Kitchen/Diner	6.60m (21'8") x 3.25m (10'8")	Bedroom 4	3.25m (10'8") x 2.50m (8'2")
Utility	2.30m (7'7") x 1.70m (5'7")	Bathroom	2.30m (7'7") x 1.70m (5'7")
WC	2.05m (6'9") x 1.10m (3'7")		
Bedroom 1	3.30m (10'10") x 3.25m (10'8")	Gross internal floor area (m <sup>2</sup> ): 119m <sup>2</sup>	
En-suite	2.25m (7'5") x 1.20m (3'11")	EPC Rating: B	
Bedroom 2	3.40m (11'2") x 3.20m (10'6")		

Externally, there are private front and rear gardens. The rear garden is fully enclosed and a real sun trap and will be popular in the summer months. Many an evening will be spent in this zone with friends and family. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





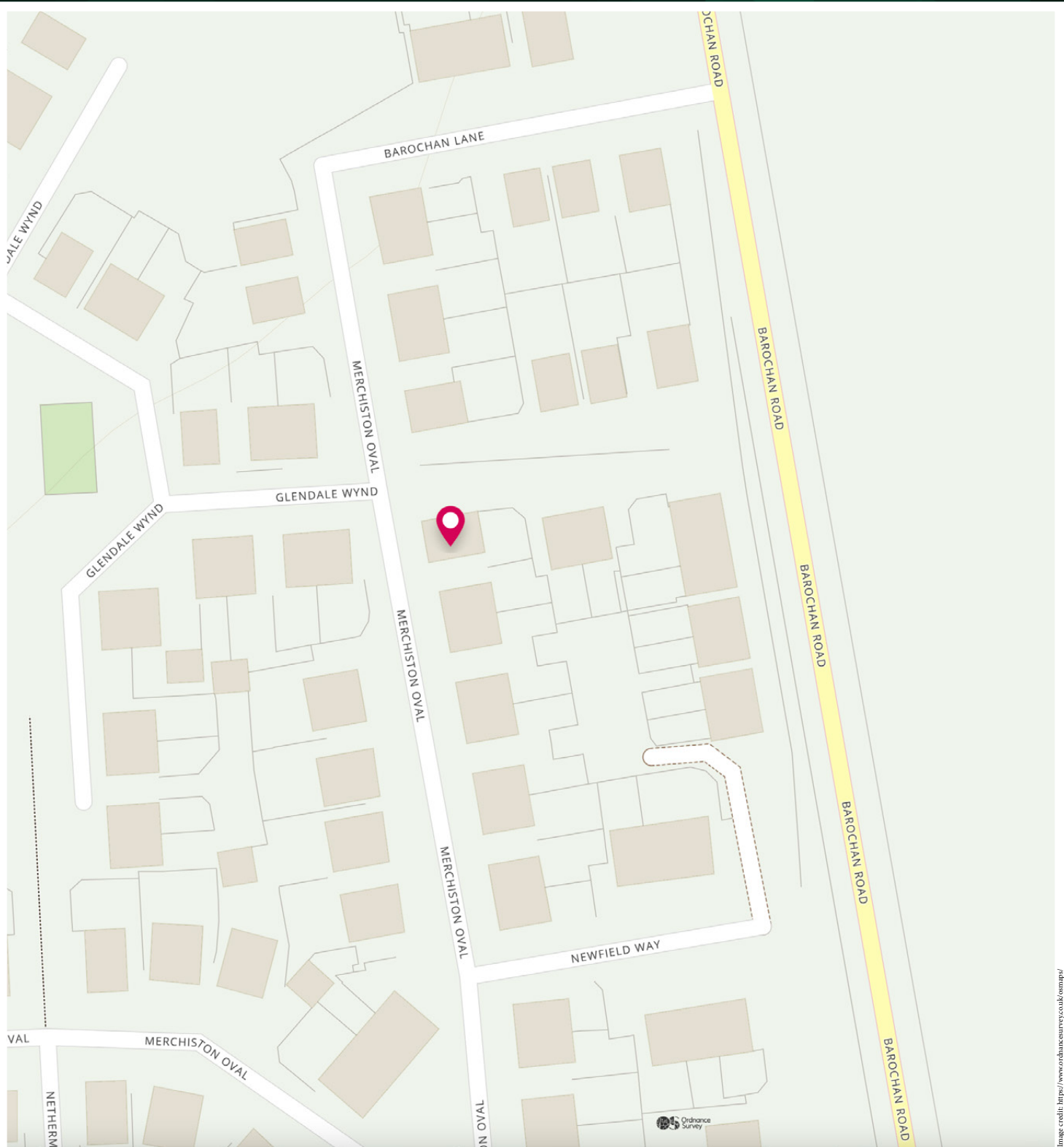
Brookfield is a small hamlet with excellent access to the M8 motorway, making it ideal for those commuting to the city centre or surrounding areas, Glasgow International Airport is approximately five miles away. Within Brookfield, there is a tennis club, bowling green and several miles of rural cycle track as well as fully utilised village hall and large park. There is also easy access to the surrounding villages of Houston and Bridge of Weir, where you will find a wide selection of amenities.

Johnstone is also only a short distance away, with a Morrison's superstore and excellent rail links into Glasgow and beyond.

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## The Location





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