

17 Burnside Avenue

BROOKFIELD, JOHNSTONE, PA5 8UT



*RARELY AVAILABLE THREE
BEDROOM DETACHED VILLA*



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Part Exchange Available. We are delighted to offer to the market this fantastic three-bedroom detached house situated within this highly sought-after area of Brookfield. Split over two levels, the property offers flexible living accommodation and is ideal for a variety of people looking for their next home. Stepping through the main entrance, the welcoming hallway leads to the rest of the apartments



on this level. The property is in need of some modernisation but is perfect for those looking to put their own stamp on their new home.

The generously proportioned formal lounge come dining area is flooded with natural light and offers a range of furniture configurations. Access to the conservatory is from this zone and boasts a pleasant outlook over the rear garden.





The Conservatory



The kitchen has been fitted to include a range of floor and wall-mounted units with a striking worktop, which creates a fashionable and efficient workspace. Also located on this floor is the third bedroom. This room could be utilised to meet each individual purchaser's needs and requirements. The property is very versatile and can be transformed to meet each individual purchaser's needs and requirements. A stunning shower room completes the accommodation on this level.





Bedroom 3







Journeying upstairs, on the first-floor level, you will discover a further two bedrooms. Both of the bedrooms are bright and airy and complement a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation internally.





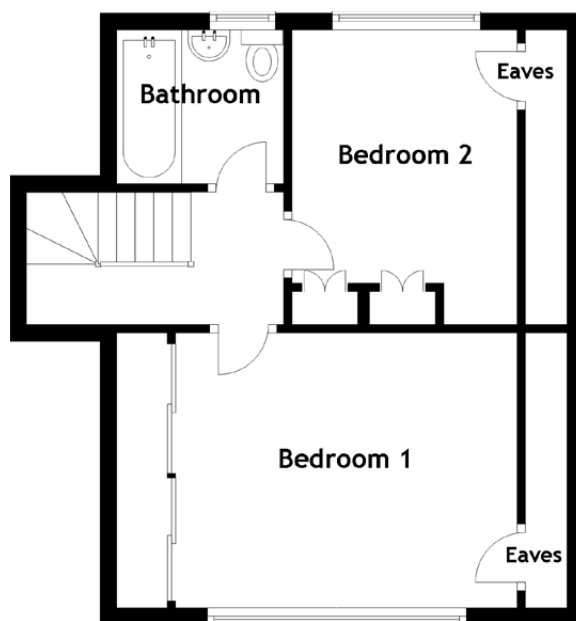
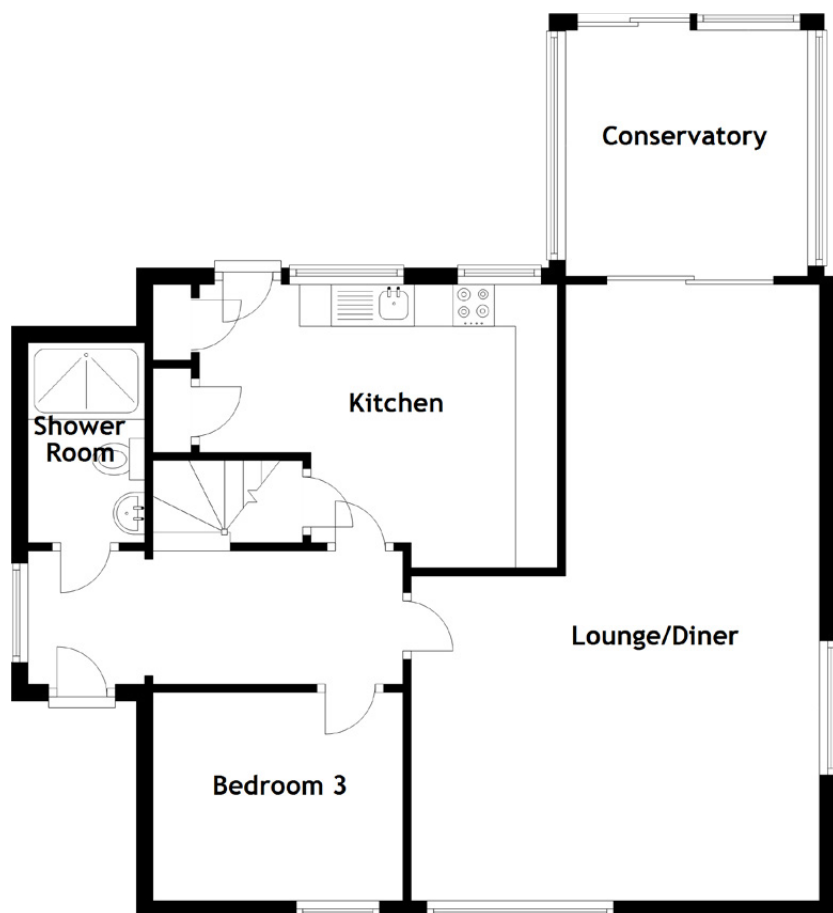
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.40m (24'3") x 4.90m (16'1")	Bathroom	2.00m (6'7") x 1.85m (6'1")
Kitchen	4.30m (14'1") x 3.40m (11'2")	Shower Room	2.40m (7'11") x 1.40m (4'7")
Conservatory	2.95m (9'8") x 2.90m (9'6")		
Bedroom 1	4.10m (13'5") x 3.30m (10'10")	Gross internal floor area (m ²): 105m ²	
Bedroom 2	3.54m (11'7") x 2.70m (8'10")	EPC Rating: D	
Bedroom 3	3.00m (9'10") x 2.50m (8'2")		

Externally the property has well-maintained gardens with a driveway providing off-road parking and a detached garage thereafter. The gardens have been well looked after and are a real credit to the current owner. The rear garden is a real sun trap, especially in the summer months. Many an evening will be spent here enjoying the peace and quiet whilst enjoying the beautiful surroundings. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

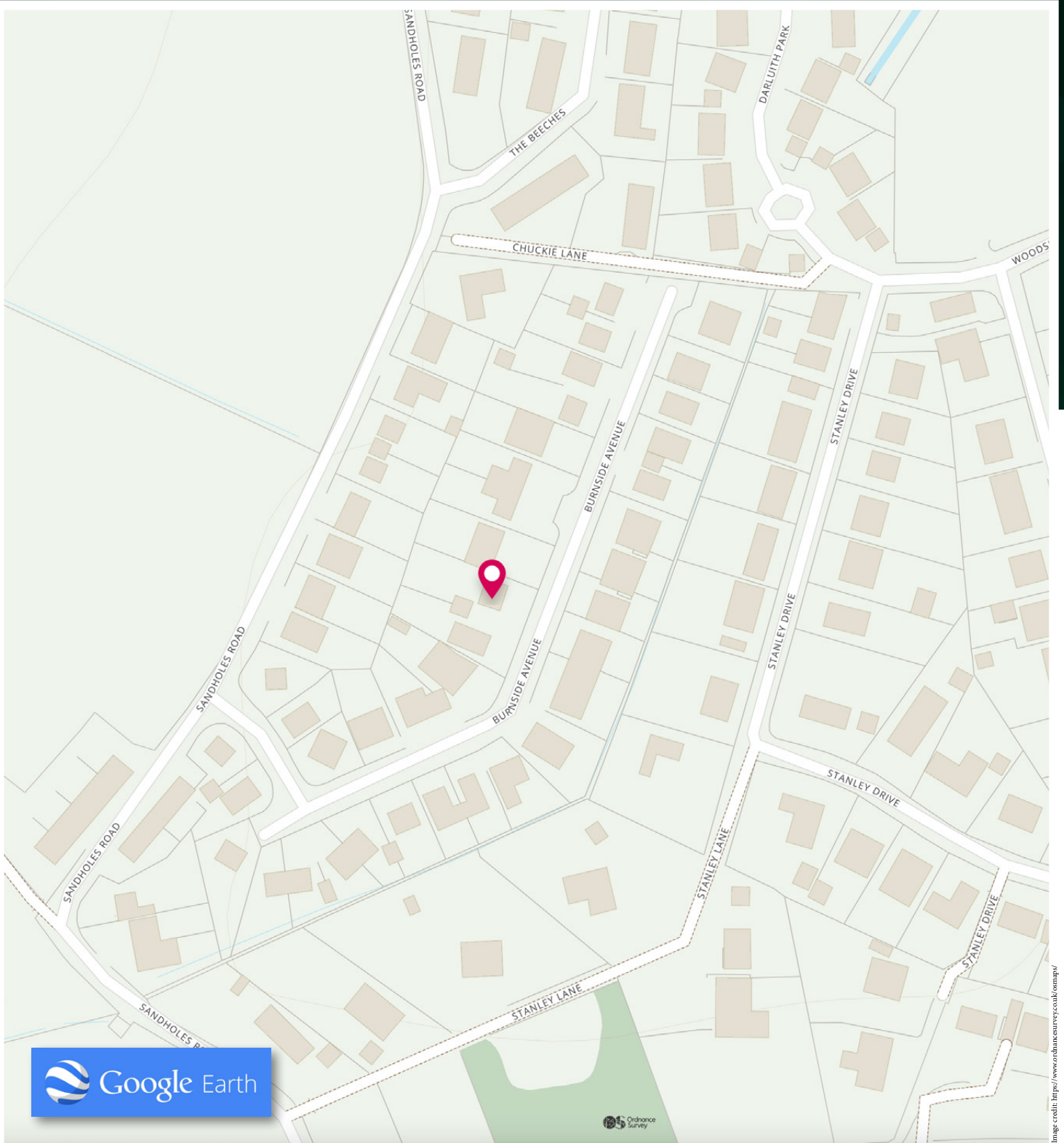




Brookfield is a small hamlet with excellent access to the M8 motorway, making it ideal for those commuting to the city centre or surrounding areas, Glasgow International Airport is approximately five miles away. Within Brookfield, there is a tennis club, bowling green and several miles of rural cycle 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.

The Location



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Exchange
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THE SUNDAY TIMES
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Text and description
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