



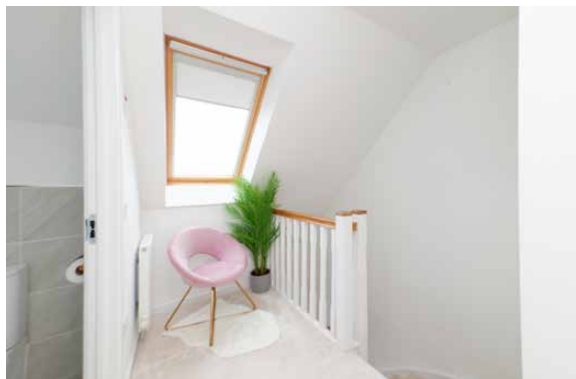

McEwan Fraser Legal

Solicitors & Estate Agents

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84 Merchiston Oval

BROOKFIELD, HOUSTON, RENFREWSHIRE, PA5 8WT



84 MERCHISTON OVAL

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We are delighted to bring to the market this wonderful four-bedroom, semi-detached townhouse in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that certain houses capture the imagination, this property is one of them. It is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links. The house has been well designed to maximise privacy and the natural available light to create a modern ambience.

The welcoming hallway sets the scene. The impressive lounge offers various furniture configurations and is flooded with natural light from the doors that give access onto the rear garden where you can invite outside in. The stylish and chic kitchen has an abundance of floor and wall mounted units, and integrated appliances, creating a fashionable and efficient workspace. A useful WC completes the accommodation on this level.

The first-floor level offers two bright and airy good sized bedrooms, both with a range of furniture configurations and space for additional free-standing furniture if required. The contemporary family bathroom suite on the floor is both functional and relaxing, it is the perfect place to unwind after a hard day.

Journeying to the second floor, the crisp and contemporary styling continues. You will discover a further two well-proportioned bedrooms and an impressive shower room.

The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

Externally, there are private front and rear gardens, with a driveway to the side providing off road parking with a garage thereafter. The rear garden boasts a fantastic summerhouse and this zone is a real suntrap and will be popular with all members of the family.

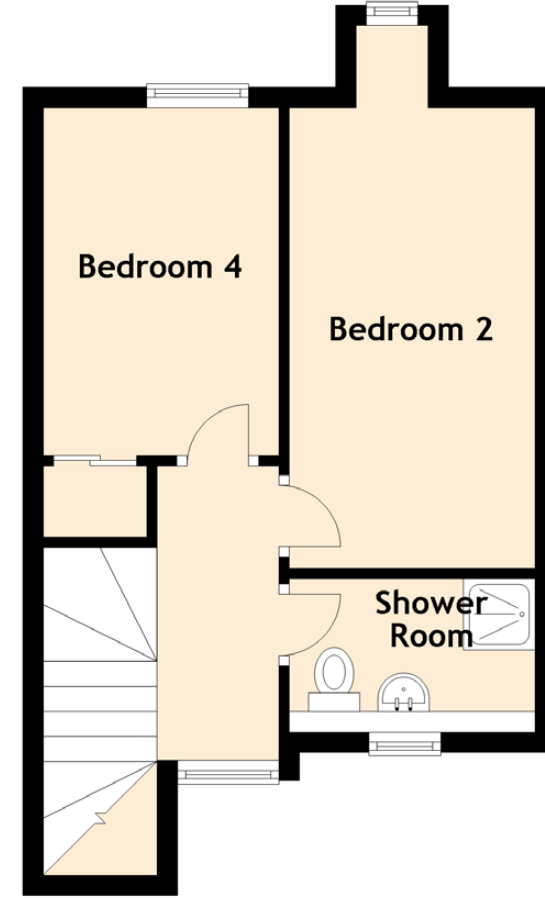
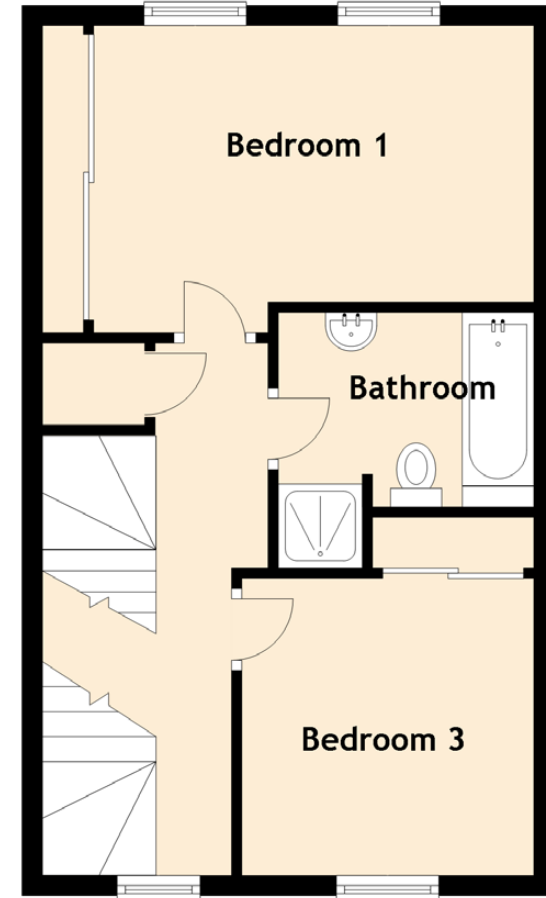
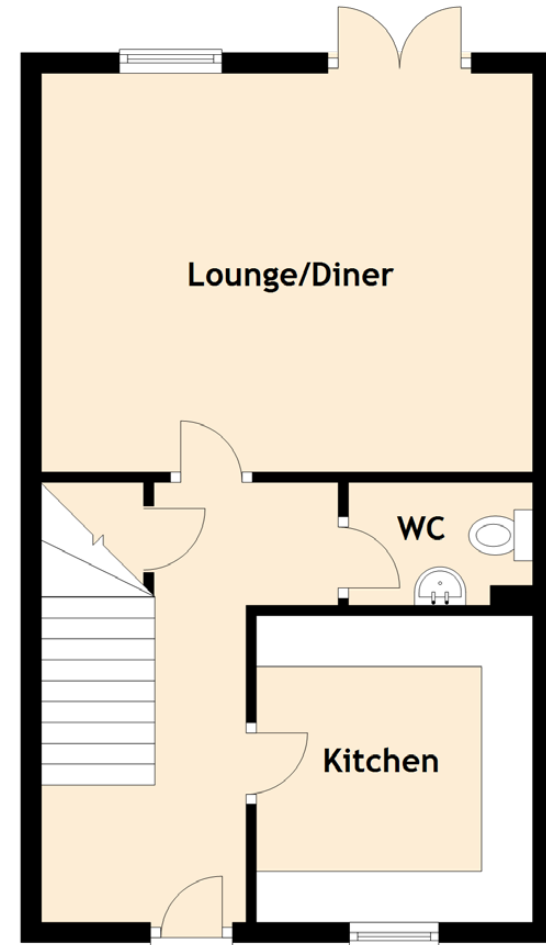






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

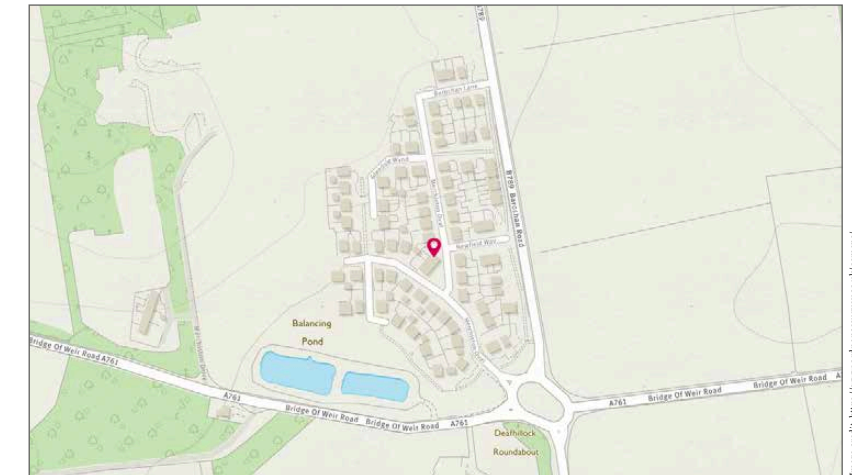
Ground Floor	
Lounge/Diner	4.80m (15'9") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.70m (8'10")
WC	1.80m (5'11") x 1.20m (3'11")

First Floor	
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	2.90m (9'6") x 2.85m (9'4")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Second Floor	
Bedroom 2	4.50m (14'9") x 2.50m (8'2")
Bedroom 4	3.40m (11'2") x 2.30m (7'7")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 112m² | EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer