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ESTATE AGENCY

**14** Windyhill Crescent,  
Brookfield PA5 8WN

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# 14 Windyhill Crescent, Brookfield PA5 8WN



This 'Falkland' style detached home by David Wilson is a beautiful example of a modern detached villa set in arguably the nicest portion of the estate as it has open aspects to Ben Lomond and the Old Kilpatrick Hills.

Although the specification from a David Wilson Home is deemed to be very good, the clients have gone further with upgraded flooring, tiling, additional spotlights, fitted wardrobes and a media wall in the lounge to create a more bespoke version of a Falkland house style.

The reception hallway leads to the beautiful lounge that faces the front and has the media wall for family entertainment. To the rear is the stunning dining kitchen with a box bay with French doors giving access to the garden. A separate utility room has again a door to the garden and there is a cloakroom with a WC and wash hand basin off.

The carpeted stairwell leads to the first floor where there are four double bedrooms, the principal bedroom having a built-in fitted wardrobes and an en-suite shower room. The guest bedroom also has the benefit of an en-suite shower room. Completing the accommodation is a contemporary tiled house bathroom.

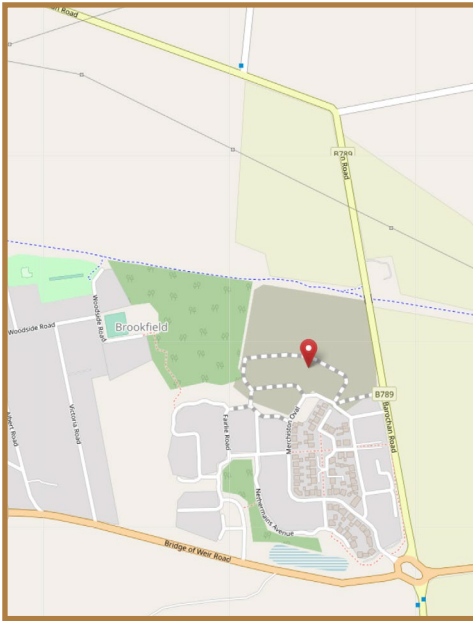
Externally there is a monobloc driveway leading to the integral single garage. To the rear the landscaped garden is all on the level, south facing with separate patio areas and lawn in the centre all bordered by timber fencing.

The specification includes gas central heating & double glazing.

Windyhill crescent is ideally placed for the commuter. With the A737 only a minute's drive away and Johnstone Town Centre just beyond, your every day needs are easily catered for. As is access to the M8 motorway and Glasgow Airport.







EPC rating

C

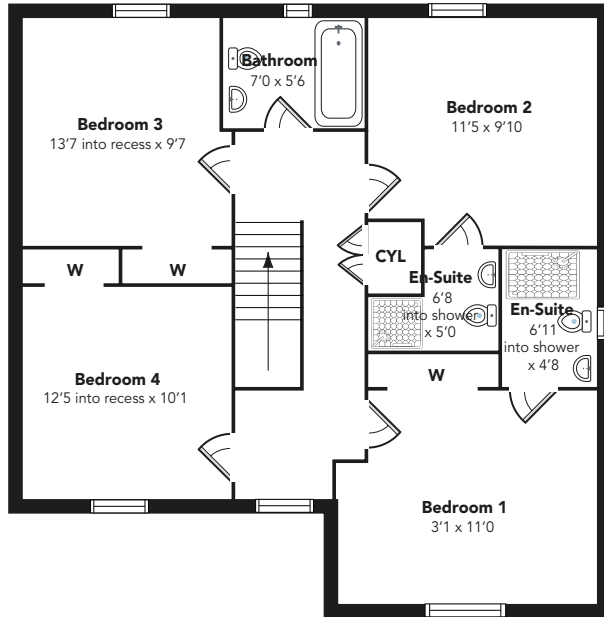
Office

Bridge of Weir

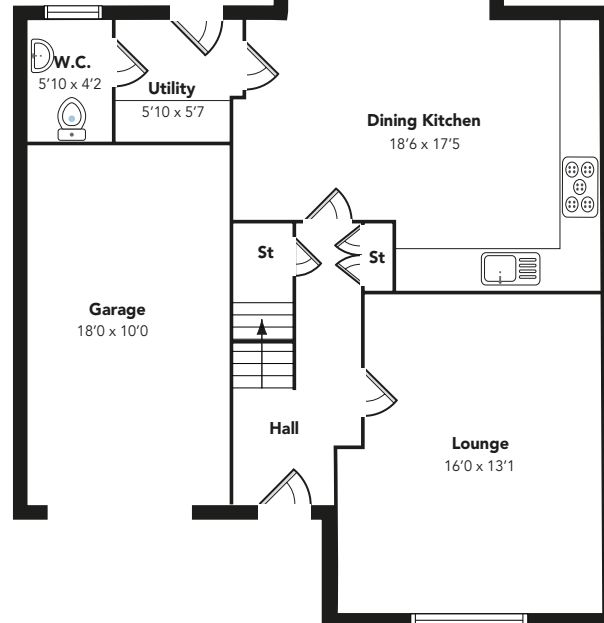
#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

## Our Offices

21 Moss Street, Paisley PA1 1BX

LP7 Paisley

t. 0141 840 6555

f. 0141 848 9168

paisley@cochrandickie.co.uk

www.cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN

t. 01505 613 807

f. 01505 615 682

bridgeofweir@cochrandickie.co.uk



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