



cochrandickie
ESTATE AGENCY

Sunnyside Cottage, 2 Stanley Drive,
Brookfield PA5 8UF

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Centrally located in the hamlet of Brookfield is 'Sunnyside Cottage' a stunning period cottage originally dating back to circa 1917 and now comprehensively upgraded in 2022 to create a beautiful home of outstanding quality set in private garden grounds in a much admired address.

A stone chipped driveway to the front provides off street parking. An entrance vestibule leads to a broad reception hallway. You will be immediately struck by the quality of not only the finishes but the décor too with its Karndean flooring, half panelled walls and deep cornice, very much in keeping with the period of the property.

To the front is the formal bay window lounge with feature fireplace and living flame gas fire. The principal bedroom also faces the front and with great symmetry there is also a bay window adding to the aesthetics of the cottage from the front elevation. Moving towards the rear, there is the three piece house bathroom, fourth bedroom (currently used as a home office and as you enter the dining area of the kitchen you will be struck by the natural light and sheer space afforded by the contemporary extension. There are sliding patio doors to the front and also incredible much larger sliding doors to the rear giving direct access to the sandstone patio. This entire space is open plan and has space for the dining table, breakfast bar and sitting area where relaxing is a prerequisite adjacent to the wood burning stove. This entire area has underfloor heating for further comfort.

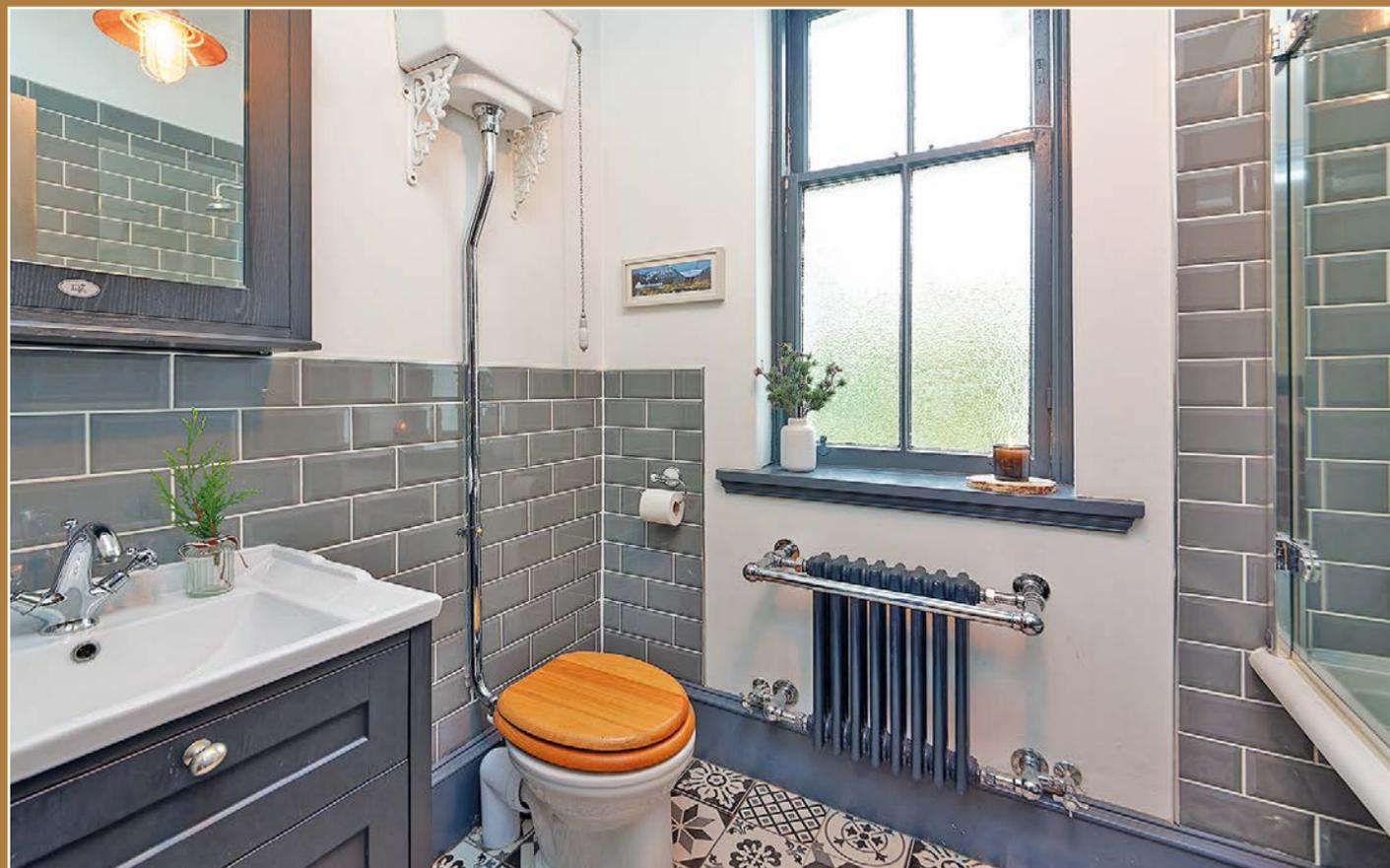
A carpeted stairwell leads to two double attic bedrooms, one with four Velux windows and the other, larger bedroom has built-in fitted wardrobes and six Velux windows. Un between both these bedrooms is a shower room, with WC, wash hand basin and walk-in shower.

As you would expect with such a property the period features are retained and enhanced to continue the character of the property as it was originally designed.

The specification includes gas central heating, double glazing and a security alarm system.

The gardens are private with lawn, Indian sandstone patio and a timber summer house all bordered by a mature hedgerow.

Brookfield is a small hamlet with excellent access to the M8 motorway so is ideal for those commuting to the city centre or surrounding areas. Within Brookfield there is a 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. Johnstone is also only a short distance away with a Morrison's superstore and excellent rail links.





EPC rating

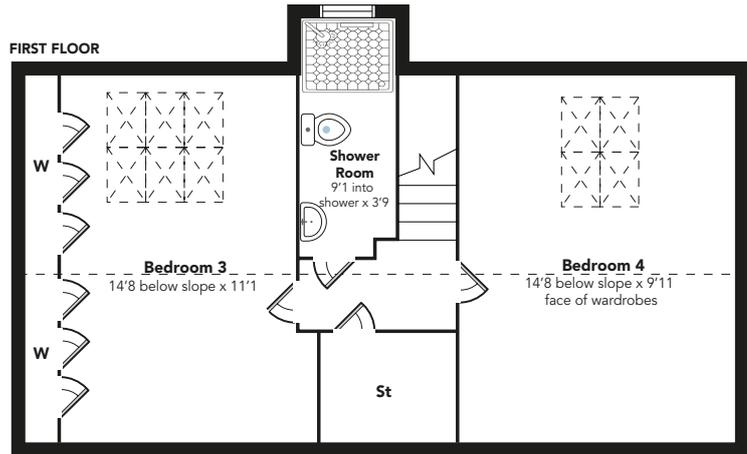
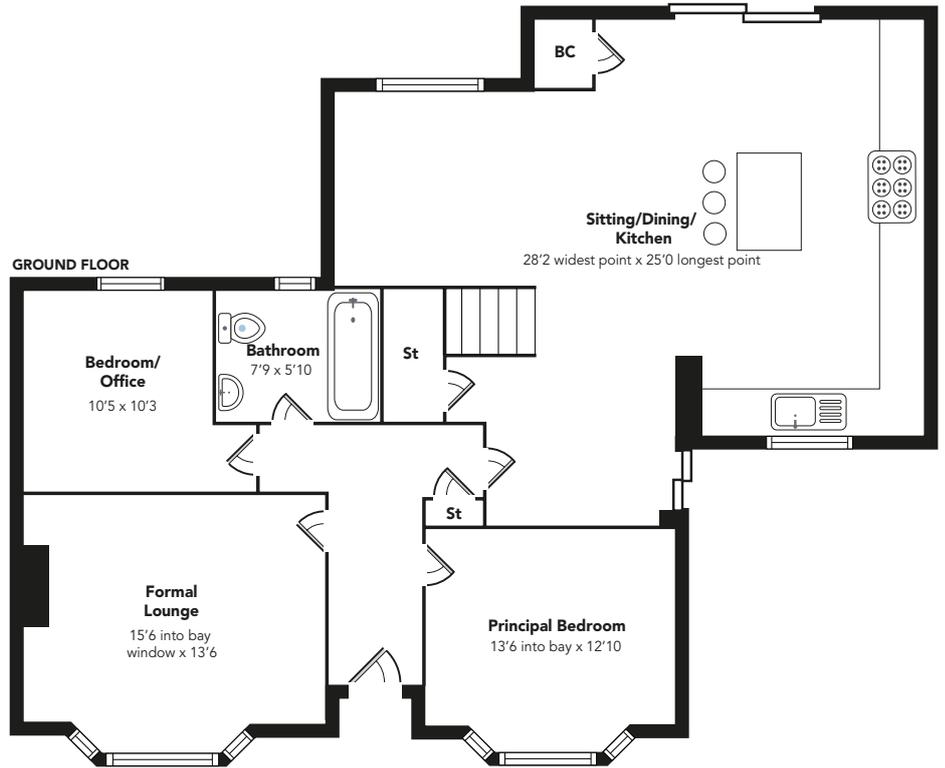
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Bridge of Weir

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.



Floorplans are indicative only - not to scale

Produced by Plushplans

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