



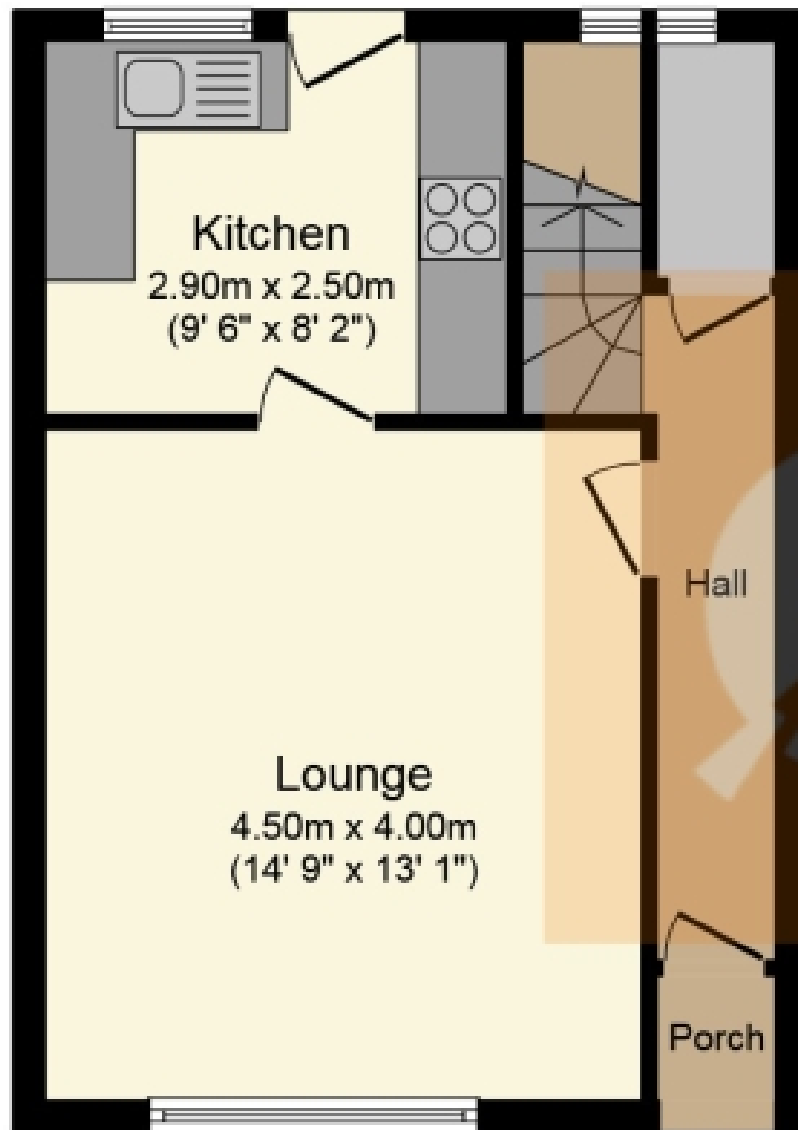
**21 Mair Avenue, Dalry**

**Offers Over £75,000**

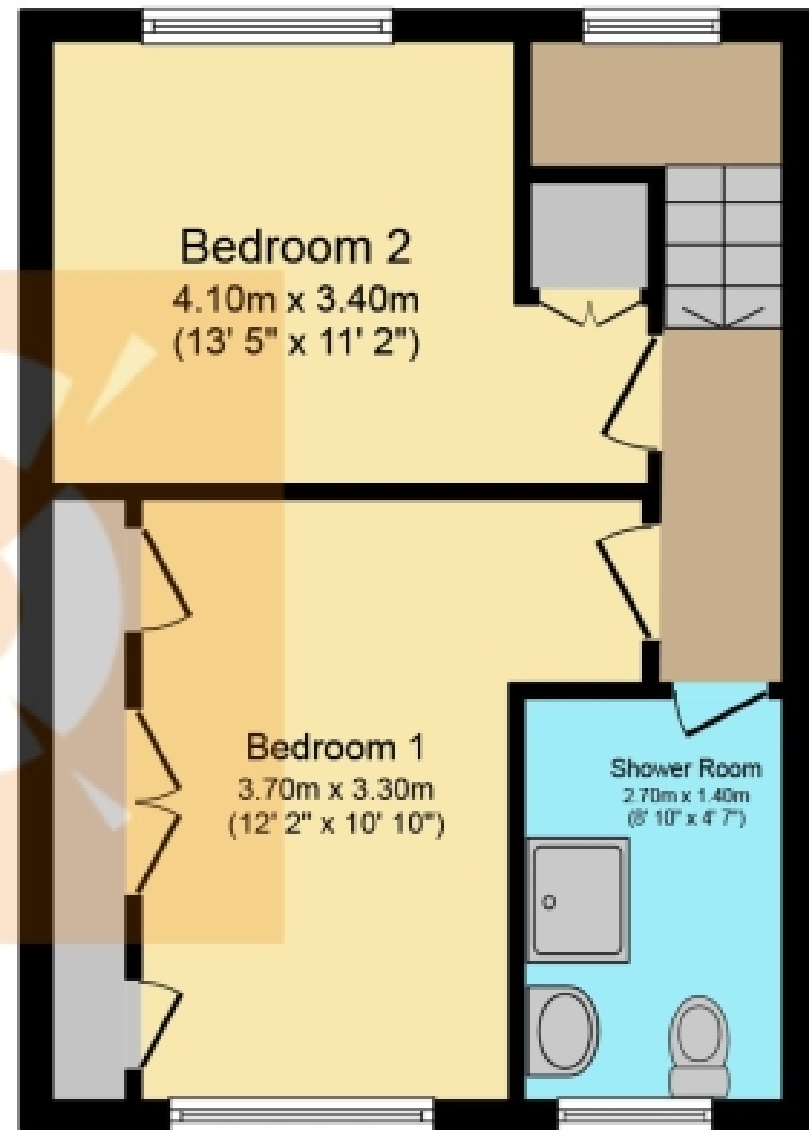








**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 21 Mair Avenue and this fantastic mid terraced home offering spacious and flexible accommodation set within an ever-popular Dalry locale. This property lends itself as an ideal purchase for both first time buyers and families alike. Externally to the front, the property has a convenient driveway offering desirable off-street parking solutions. Entering into the property, we are welcomed into the warm and inviting reception hallway which houses a fantastic in-built storage cupboard.

The lounge is spacious in size and is flooded with natural light thanks to the large double glazed window unit. Neutral décor is featured throughout with recently fitted laminate flooring. A focal point gas fireplace is at the centre of the room and provides a lovely warmth and ambience creating an ideal space for the entire family to relax and unwind. The kitchen is well-appointed with an array of wall and base cabinetry. There are a host of integrated appliances including oven/grill, ceramic 4-ring hob, extractor hood and stainless-steel sink and there is a free-standing washing machine, dishwasher, and fridge/freezer – all of which are also included with the sale.

A carpeted stairway gives way to the upper level where two generously proportioned bedrooms are housed, featuring neutral décor and excellent in-built storage via mirrored wardrobes in Bedroom One. Completing the internal accommodation is the three-piece shower room with fully tiled surround and comprised of w.c, wall-mounted wash-hand basin and walk-in shower enclosure with chrome frame.

To the rear, the property has an extensive garden which is predominantly laid to lawn with sections of patio, a garden shed and external storage. Privately enclosed, this is an ideal space for both kids and pets alike.

Park and ride facilities at Dalry train station are only a short walk away and a regular bus service will have you in Glasgow City Centre in under 45 minutes. The West Coast with beautiful sandy beaches is only 15 minutes' drive or a short train journey away. The picturesque town of Dalry is a delightful place with local cafes and an eclectic range of shops. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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