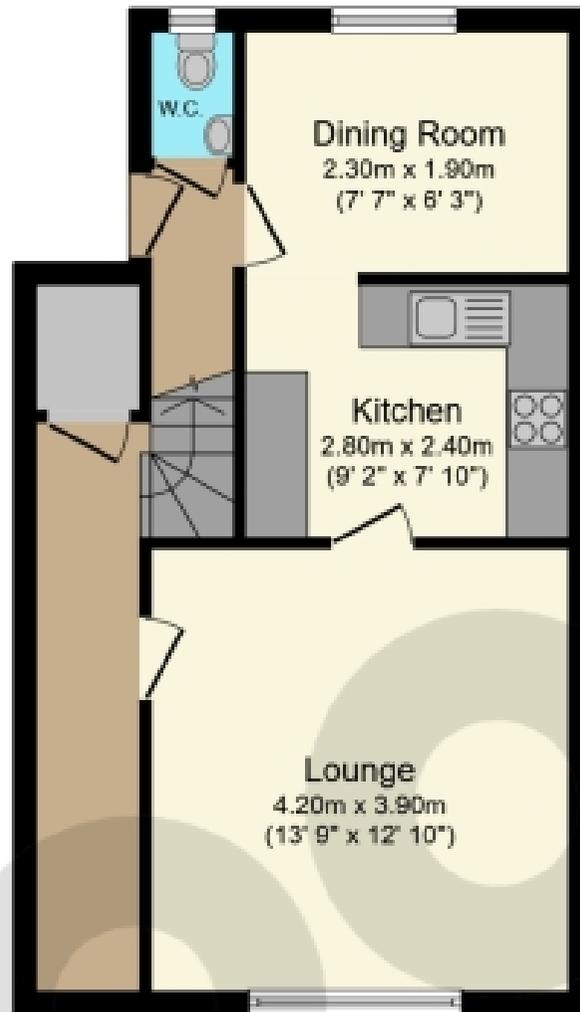




St. Margaret Avenue, Dalry

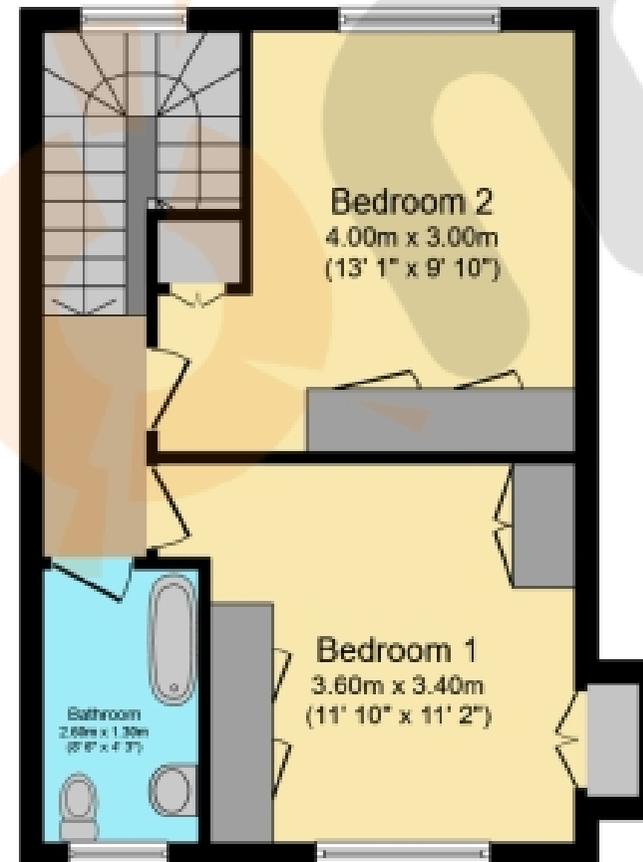
Offers Over £79,995





Ground Floor

Floor area 43.8 sq.m. (471 sq.ft.)



First Floor

Floor area 39.9 sq.m. (430 sq.ft.)

Total floor area: 83.7 sq.m. (901 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Extended family home. 2 BEDROOMS/2 PUBLIC ROOMS providing FLEXIBLE ACCOMMODATION. Ground floor W.C. Walking distance to local supermarket and excellent transport links. Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to St. Margaret Avenue, a terraced home that presents an excellent opportunity for first-time buyers, those considering downsizing or buy-to-let investors. A low-maintenance front garden leads you into the property, opening into the family lounge. This bright and spacious room benefits from a large picture window and a feature fireplace, creating a welcoming focal point and adding character to the space.

Moving through the ground floor, you will find the well-appointed kitchen, which offers a range of base and wall-mounted cabinetry paired with granite-effect countertops, ideal for cooking and food preparation. The kitchen flows seamlessly into the extension, which provides a flexible dining room and a convenient ground-floor W.C., making the home particularly well suited for guests.

Into the upper level are two generously proportioned double bedrooms, both benefiting from ample built-in storage solutions. The three-piece family bathroom is fitted with a bath and overhead shower, a wash hand basin, and a W.C.

To the rear of the property is a fully enclosed garden featuring a large, low-maintenance patio area, perfect for outdoor seating and relaxation. The garden also benefits from a shed, providing useful additional storage.

Park and ride facilities at Dalry train station are less than a five-minute walk 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com