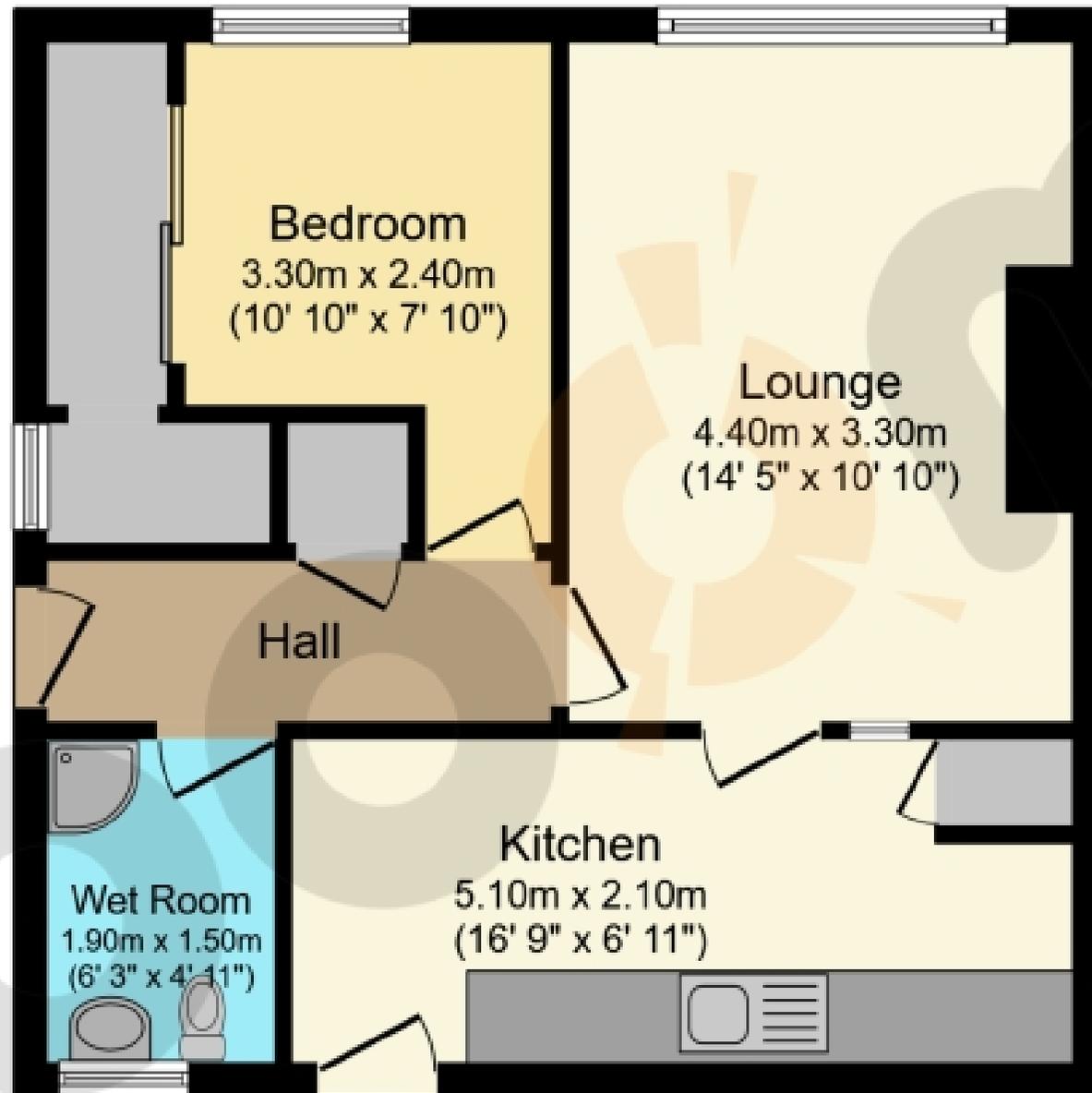




**Mair Avenue, Dalry**

**Offers Over £79,995**





Total floor area: 44.2 sq.m. (476 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](http://www.Propertybox.io)

## THE PROPERTY

Fabulously maintained semi bungalow boasts a beautiful rear garden and a monoblock driveway, offering both charm and practicality. Inside, you'll find plenty of built-in storage, ensuring a clutter-free and well-organised living space. Ideally located, the home is just a five-minute walk from Dalry railway station, making it perfect for commuters and those seeking convenient transport links.

On arrival, you're welcomed by a two-car monoblock driveway, providing convenient off-street parking. Access to the property is located slightly around the side, where you enter through a double glazed UPVC door.

Entering the property, you are welcomed by a bright and inviting entrance hallway. Stylish, neutral décor flows seamlessly throughout the home, creating a modern and cohesive feel. From the hallway, you have access to the bedroom, wet room, and the lounge, offering a practical and well-laid-out living space.

The lounge is generously proportioned, offering a bright and comfortable living space. A large picture window allows an abundance of natural light to flood the room with a lovely view of the garden; a feature fireplace creates a warm and inviting focal point.

The spacious, well-designed kitchen offers plenty of space for freestanding appliances, creating a practical and versatile space. A window above the sink frames a pleasant view of the rear garden and allows natural light to pour in, enhancing the room's bright and welcoming atmosphere. A UPVC door also leads to the rear garden.

The bedroom is a generously sized double, featuring spacious built-in wardrobes that provide excellent storage. In addition, there is cleverly concealed storage accessed through the wardrobes, offering a practical and neatly tucked-away solution.

The property also benefits from a wet room comprising a WC, wash hand basin, and shower, offering a practical and easy-to-maintain space.

The rear of the property features a charming garden with sections of artificial lawn and paved areas, providing both low-maintenance greenery and practical outdoor space. There is also ideal external storage, making it convenient for garden tools and equipment. The garden is perfect for dining alfresco or relaxing on a warm summer's day. The property further benefits from gas central heating / double glazing throughout.

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.

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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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