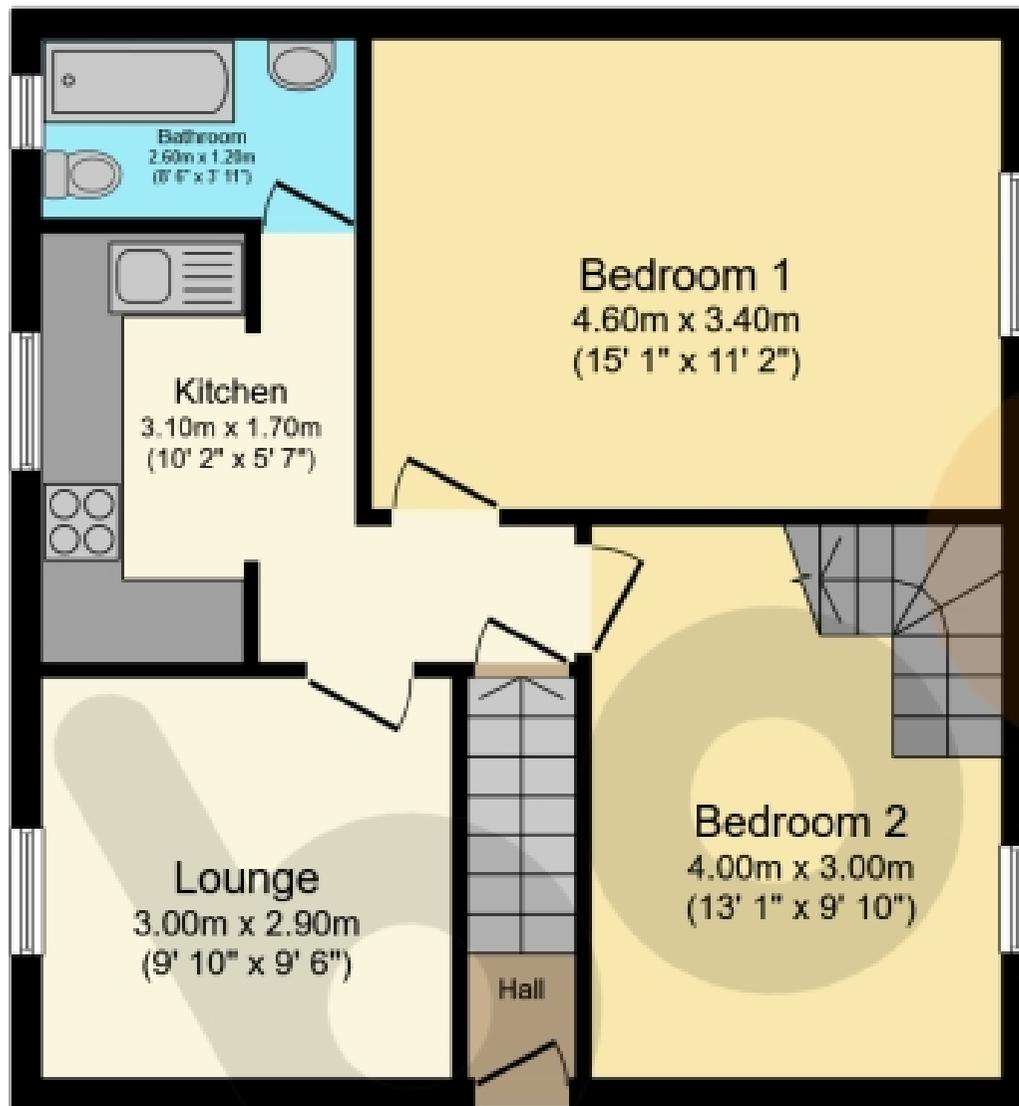




**Dalry Road, Kilbirnie**

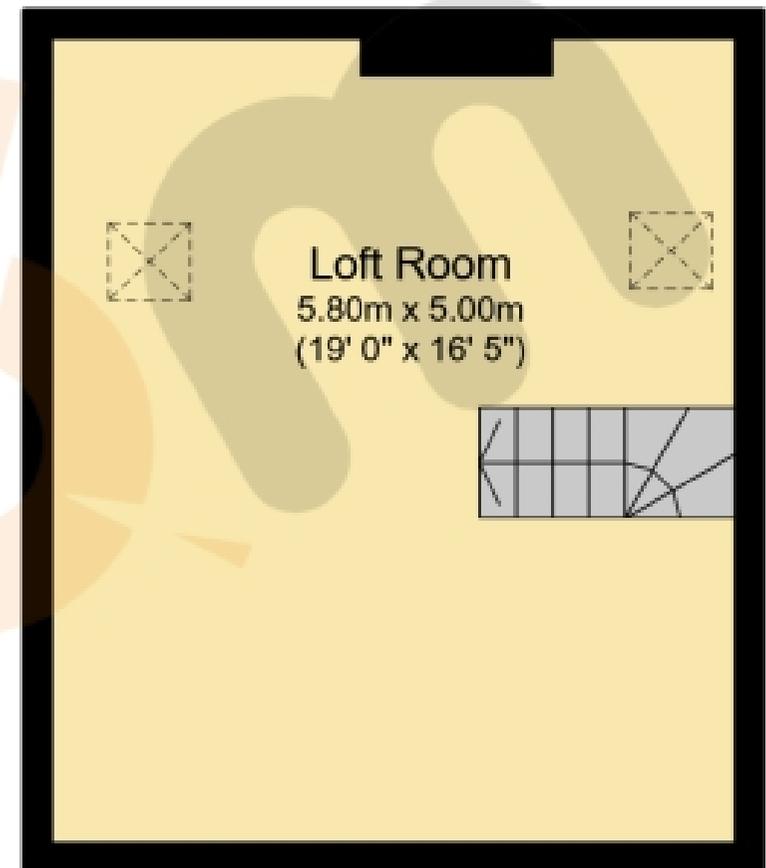
**Offers Over £59,995**





### Ground Floor

Floor area 52.5 sq.m. (565 sq.ft.)



### First Floor

Floor area 28.8 sq.m. (310 sq.ft.)

**Total floor area: 81.3 sq.m. (875 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

Well-presented upper cottage flat offers a spacious and comfortable interior, ideal for modern living. FIRST TIME PURCHASE/DOWNSIZING/INVESTMENT. The property also benefits from a FLOORED LOFT, providing valuable additional storage space, along with a convenient multi-car driveway for off-street parking. Upon entering the home and ascending the stairs, you are welcomed into a central hallway that provides access to all rooms. The lounge is tastefully decorated in neutral tones and features a traditional fireplace as a charming focal point.

The kitchen is well-appointed, offering ample space for white goods, along with an integrated double oven, hob, and extractor fan. Matte white base and wall-mounted units provide generous storage and a clean, modern finish.

The property further comprises two well-proportioned double bedrooms and a three-piece family bathroom, complete with a bath and overhead shower, wash hand basin, and W.C. A floored loft adds valuable flexibility, ideal for additional storage or potential use.

Externally, the rear garden is designed for low maintenance, featuring an artificial lawn and a pebble area.

The property further benefits from gas central heating and double glazing throughout.

Kilbirnie has a host of great local amenities, including a health centre and a well-known supermarket. The property is also within the catchment area for the secondary School, Garnock Community Campus, with a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive, and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The west coast, with beautiful sandy beaches, is only a 20-minute drive or a short train journey away.

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.

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