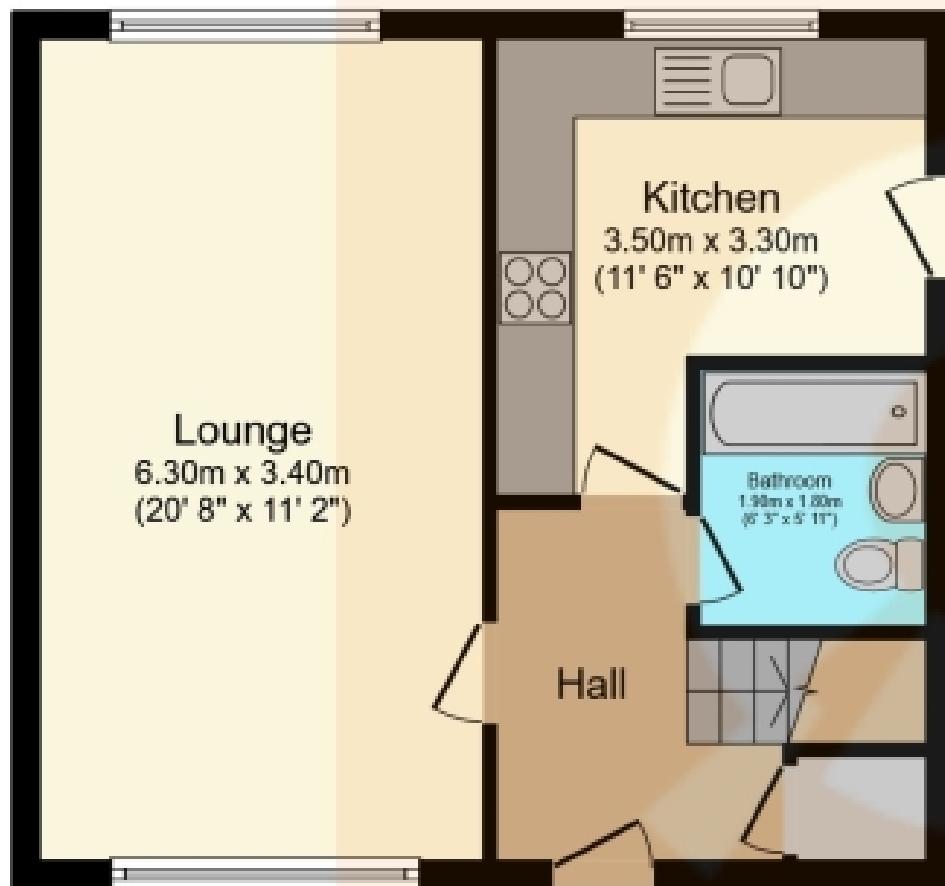




**11 Douglas Avenue, Dalry**

**Offers Over £89,995**





Total floor area 85.7 sq.m. (922 sq.ft.) approx

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

## THE PROPERTY

\*\* GENEROUS CORNER PLOT \*\* MULTI-CAR DRIVEWAY & GARAGE \*\* EN-SUITE SHOWER ROOM \*\* COUNTRYSIDE WALKS ON YOUR DOORSTEP \*\* SHORT WALK TO TRAIN STATION & LOCAL SHOPS \* FANTASTIC FAMILY ACCOMMODATION \*\*. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 11 Douglas Avenue and this substantial 3-bedroom end of terrace home located in a residential pocket of Dalry, just a short walk to a host of local amenities and Dalry train station.

First impressions are everything and this is certainly the case upon arrival. Over recent years our clients have replaced the roof and re-rendered the property which not only enhances the aesthetic appeal but also contributes to improved energy efficiency, saving money on utility bills.

Access in the first instance is to the welcoming reception hallway, where you will instantly realise the scale of this impressive family accommodation. The generously proportioned lounge with dual aspect windows not only amplifies the feeling of openness, creating a seamless connection between the indoors and the outside world. Whether you're curling up with a book, enjoying quality time with loved ones, or simply unwinding after a long day, the abundant natural light enhances the ambience.

The kitchen effortlessly combines ample storage with a well-thought-out layout. Ample storage is at the heart of this kitchen, providing a dedicated place for everything. Integrated appliances include a 4-ring electric hob, electric oven/grill, plus further free-standing washing machine and fridge/freezer which are all included within the sale.

Completing the ground level is the fully tiled downstairs bathroom, comprising of a three-piece suite to include bathtub with electric shower, w.c. and wash-hand-basin.

Climbing the staircase to the upper level, you'll find the spacious master bedroom which boasts a modern en-suite shower room with contemporary fixtures and fittings. There are two further bedrooms which are impressive in size, and further benefit from in-built storage cupboards.

Enjoy the comfort of gas central heating and the added benefits of double glazing, ensuring that the home remains cosy and energy-efficient year-round.

For those who value convenience, this property is an ideal choice. Commuting is a breeze with Dalry Train Station just a short walk away, offering quick and easy access to major destinations. Local shops are conveniently located within a minute's walk, ensuring that daily essentials are always within reach.

Living in Dalry, offers a harmonious blend of natural beauty, community spirit, and modern conveniences. Whether you're drawn to its picturesque surroundings, its strong sense of community, or its convenient location, Dalry presents a compelling case for an enriching and fulfilling way of life.

Don't miss out on the opportunity to make this property your home. With generous proportions, convenient location, and thoughtful features, it's a rare find that ticks all the boxes. Arrange a viewing today and experience wonderful 3-bedroom end of terrace home.

Please note that any quoted areas, measurements, or distances are approximate, while the floor plans serve illustrative purposes and are not drawn to scale. Your interest is greatly valued, and we look forward to assisting you. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT