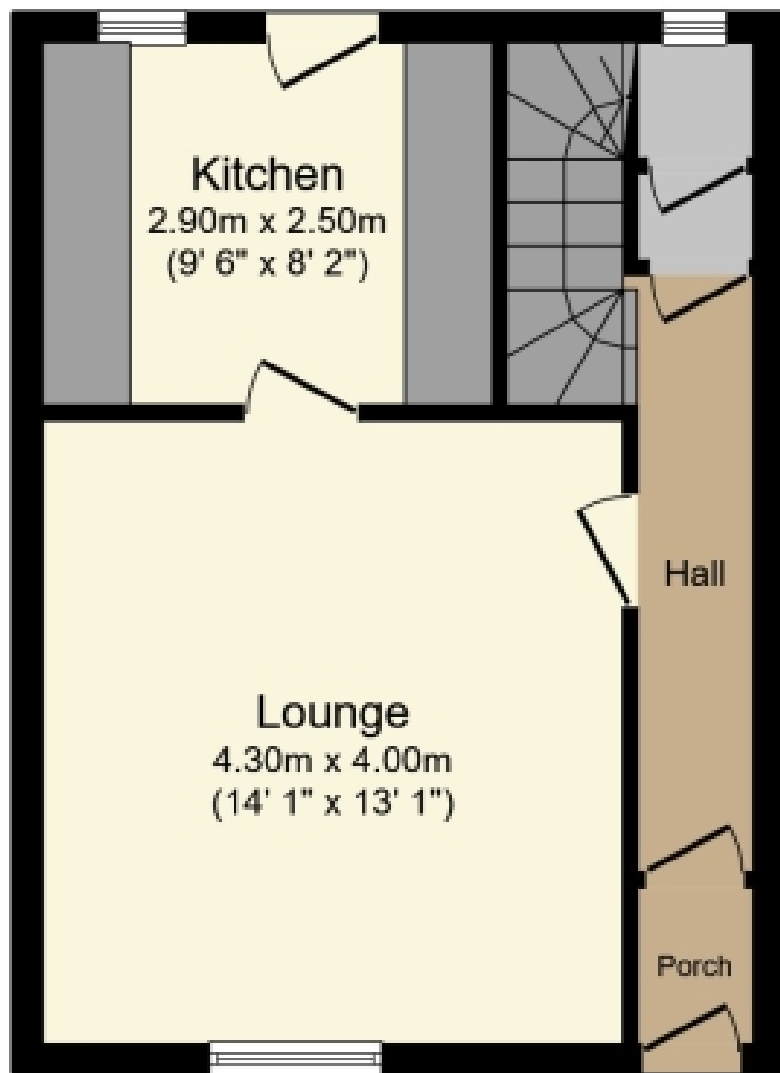




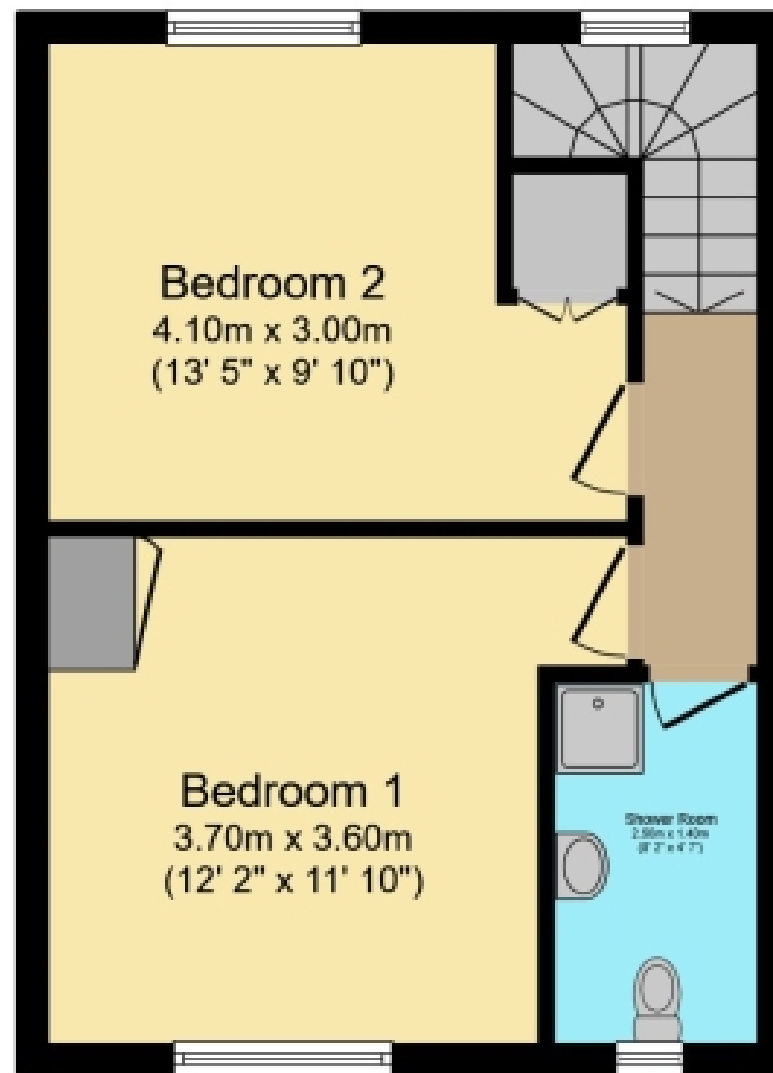
**33 Mair Avenue, Dalry**

**Offers Over £80,000**





**Ground Floor**  
 Floor area 33.8 m<sup>2</sup> (364 sq.ft.)



**First Floor**  
 Floor area 33.8 m<sup>2</sup> (364 sq.ft.)

**TOTAL: 67.6 m<sup>2</sup> (728 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 AFFORDABLE FAMILY ACCOMMODATION\*** Set within popular Dalry Locale, close to a host of amenities & schooling. Boasts LARGE FRONT & REAR GARDENS. **\*ULTRA-MODERN SHOWER ROOM\*IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE\*\*** View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to 33 Mair Avenue, Dalry. This home presents a wonderful opportunity for first time buyers, those downsizing and investors alike.

Stepping into the property, you are presented with an extensive hallway. The hallway connects you to the wonderfully spacious family lounge which is awash with natural light due to it's large window formation. This lounge also boasts a focal point fireplace.

Off the lounge, you will find a fitted kitchen featuring wall and base mounted cabinetry and complimentary worktops. The free-standing white goods can be negotiated as part of the sale of the property. The kitchen also benefits from stylish grey splash-back tiling.

On the first floor of the property, you will find 2 generously proportioned double bedrooms. Bedroom two benefits from excellent in-built storage.

You will also find an ultra-modern shower room, featuring stylish chrome waterfall shower and fixtures and fittings.

Our client has recently had new flooring fitted (carpet on stairs and upstairs and vinyl downstairs) which has all been professionally fitted. Also, the entire house, with the exception of the kitchen has been professionally painted.

To the rear of the property is a fully enclosed private rear garden, which is easily maintained and ideal for dining alfresco on a warm summer's day. Towards the bottom of the garden, lies an impressive garden shed.

This fantastic property also benefits from double glazing throughout, and a brand new boiler.

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.

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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