



**4 Greenbank, Dalry**

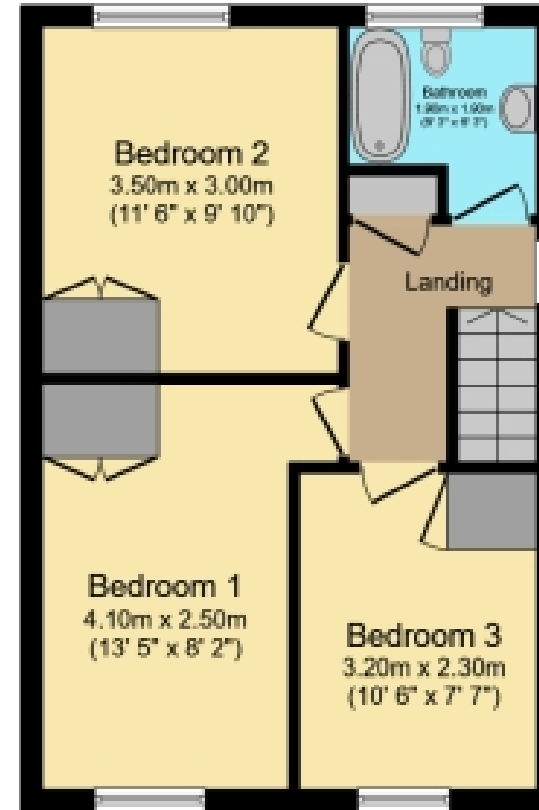
**Offers Over £140,000**





### Ground Floor

Floor area 52.5 m<sup>2</sup> (565 sq.ft.)



### First Floor

Floor area 38.5 m<sup>2</sup> (414 sq.ft.)

**TOTAL: 91.0 m<sup>2</sup> (979 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

**\*\* SELDOM-AVAILABLE FAMILY HOME WITHIN DESIRABLE LOCALE \*\* GENEROUS DIMENSIONS THROUGHOUT \*\* IMPRESSIVE CONSERVATORY \*\* SUBSTANTIAL REAR GARDEN & SOCIABLE DECKING \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report. Introducing No.4 Greenbank, this desirable semi-detached home is situated within the ever-popular Dalry locale. Close by to Dalry Train Station, excellent amenities, schools & Dalry Public Park, the perfect family home.

To the front of the home, is an extensive multi-car driveway and an easily maintained garden. Upon entering the property, you're welcomed through a bright and airy entrance hallway.

The fabulous open plan lounge and dining room offers a flexible living space, decorated with neutral décor and an abundance of natural light through the dual aspect window formation for a relaxing space to unwind.

The fitted kitchen features wall and base mounted units with light marble effect worktops for an efficient workspace. The kitchen further benefits from an integrated four-ring gas cooker and oven alongside space for freestanding appliances where desired. Off the kitchen is an impressive rear facing conservatory, offering the perfect space for hosting family and friends, offering fabulous flexible living. Completing the ground level is a W.C. which is perfectly elegant in all its simplicity.

On the first floor of the property, you will find three generously proportioned bedrooms, all featuring convenient in-built storage solutions. There is also a recently installed bathroom, featuring a bathtub with overhead shower, W.C., and a wash hand basin enclosed within a vanity unit.

To the rear of the property, is a substantial garden space, boasting an impressive decking area, perfect for dining alfresco. There is also a detached garage offering excellent storage.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Dalry itself boasts great transport links connecting residents to nearby towns and Glasgow city centre by train, bus or car. The primary and secondary school is also just a short drive away.

Viewing is 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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