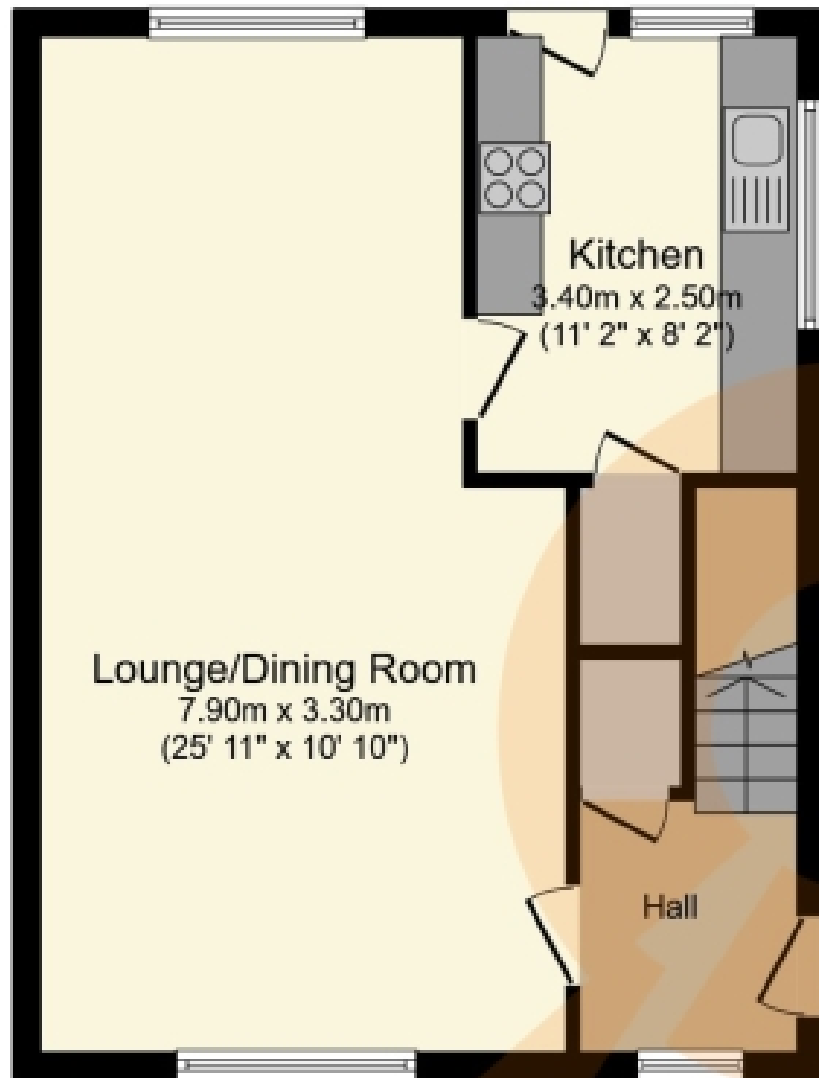




**2 St. Palladius Terrace, Dalry**

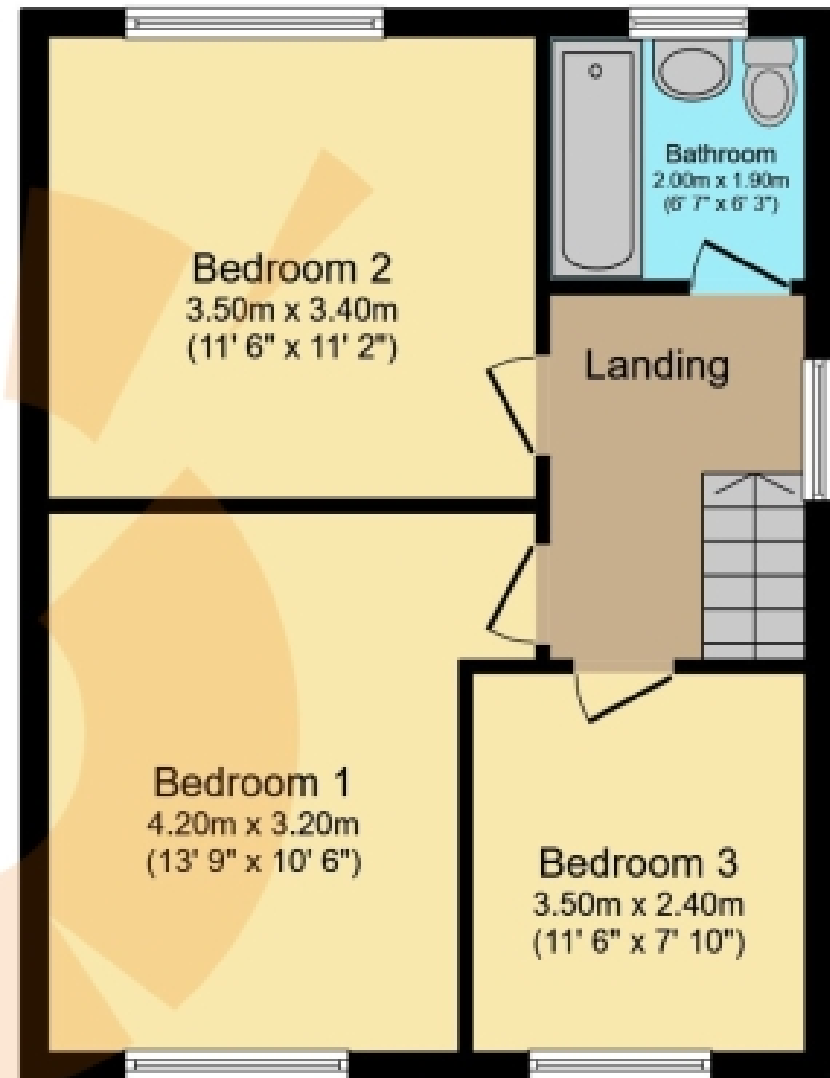
**Offers Over £145,000**





## Ground Floor

Floor area 46.6 m<sup>2</sup> (502 sq.ft.)



## First Floor

Floor area 46.6 m<sup>2</sup> (502 sq.ft.)

**TOTAL: 93.2 m<sup>2</sup> (1,003 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

Step into No. 2 St Palladius Terrace and discover this fantastic family home, nestled within a sought-after Dalry estate. Positioned on a substantial corner plot and just a stone's throw away from Dalry train station, local amenities, and schooling, this home is poised to captivate a diverse range of buyers and we would highly recommend an early viewing to avoid disappointment.

Upon arrival at No. 2, a paved driveway welcomes you, offering safe off-street parking and the front garden, primarily laid to lawn demands minimal upkeep. Enter through a tasteful UPVC door into the luminous reception hallway adorned with neutral tones.

The open-plan lounge/dining area basks in natural light, courtesy of its dual aspect, amplifying the initial sense of spaciousness upon entry. The lounge boasts modern wall coverings and quality wood-effect flooring, seamlessly flowing into the designated dining space, ideal for family mealtimes.

The well-equipped kitchen showcases an array of wall-to-floor mounted units. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood and dishwasher, and there is a free-standing washing machine and fridge/freezer. All white goods will be included within the sale, making it an attractive option for first-time buyers or professionals alike.

The kitchen grants access to the expansive rear garden, fully enclosed by timber fencing, ensuring a safe haven for children and pets. The landscaped garden features a sociable decking area, perfect for outdoor dining and entertaining. Additionally, a detached brick-built garage provides further storage solutions for both indoor and outdoor equipment.

Climbing the carpeted staircase with timber handrail, you will discover three generously proportioned bedrooms, each tastefully decorated. Completing the internal accommodation is the three-piece bathroom suite, featuring a shower-over-bath with glass screen, w.c., and wash-hand-basin housed within a sleek high-gloss vanity unit.

Benefiting from a BRAND NEW gas-central heating boiler, and recently installed double-glazing, this property promises a delightful warmth throughout.

Nestled in the heart of Ayrshire, Dalry offers convenient access to transportation and essential amenities. The town benefits from excellent transport links, making it easy to connect with neighbouring communities as well as Glasgow City Centre and further out. With reliable public transportation options, residents enjoy the convenience of commuting for work or leisure.

Dalry boasts a range of amenities, including local shops and charming cafes, providing residents with everything they need within arm's reach. The town's community spirit is evident in its welcoming atmosphere, with social hubs like traditional pubs and community centre serving as gathering places. Wilson Wynd is also a short drive to the local primary and Secondary schools.

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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