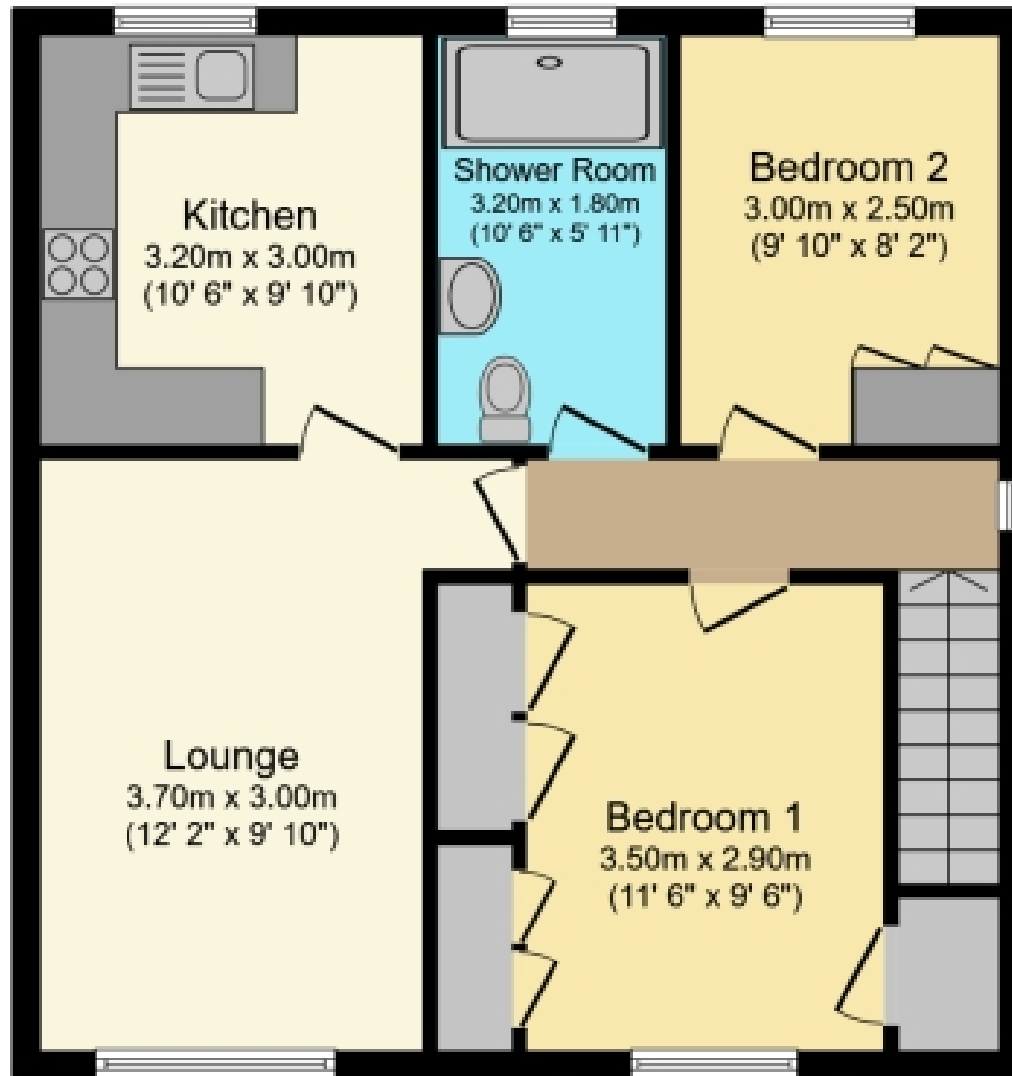




**7 East Kirkland, Dalry**

**Offers Over £115,000**





## Floor Plan

Floor area 59.5 m<sup>2</sup> (640 sq.ft.)

**TOTAL: 59.5 m<sup>2</sup> (640 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

This exciting opportunity has arisen for an astute buyer to acquire a walk-in condition, first floor apartment within an exclusive Dalry estate. East Kirkland is a mixture of modern houses and apartments which are accessed via a monobloc driveway and manicured communal grounds.

Welcome to No. 7 and this ultra-modern, own-door first floor apartment which occupies a quiet cul-de-sac location. Dalry is a popular choice for commuters and the train station is only a one-minute drive, giving direct links to Glasgow City Centre in just over 30 minutes.

The family lounge is awash with natural light, thanks to the dual aspect. Neutral décor and aesthetic wood-effect flooring further enhance the feeling of bright airy spaciousness.

The newly installed, high-specification kitchen features a range of wall and base mounted units, and quality integrated appliances include a child-friendly induction hob with extractor hood, electric oven/grill, wine cooler, washing machine, and impressive American-style fridge/freezer which will also be included within the sale.

The generous master bedroom benefits from two built in wardrobes and Bedroom Two is also particularly spacious and also comes with built in wardrobes. The ultra-modern shower room is pristine and consists of a walk-in shower cubicle with matte black framed screen, w.c. and wash-hand-basin with statement countertop wash-hand-basin.

The home further benefits from double glazing and new gas-central heating (installed 2023), providing the entire home with a delightful warmth. Ample residents parking is available to the side of the property.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Park and ride facilities at Dalry train station are less than a minutes' drive 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.

This impressive apartment will be very popular. We would highly recommend an early viewing of this contemporary accommodation. 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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