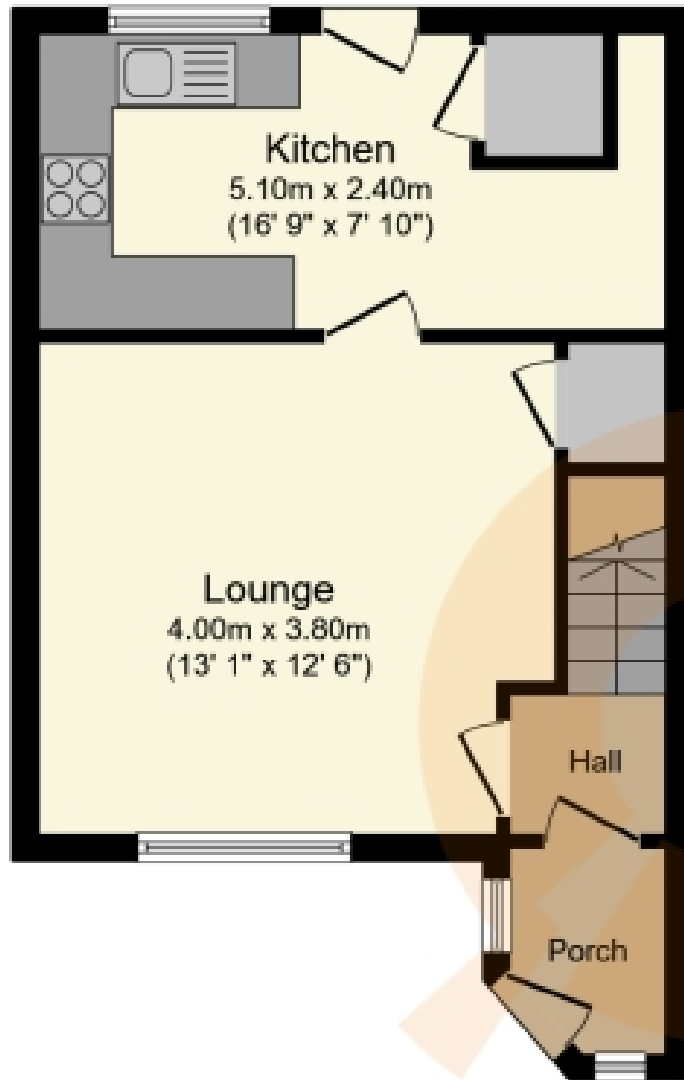




**87 Dalry Road, Kilbirnie**

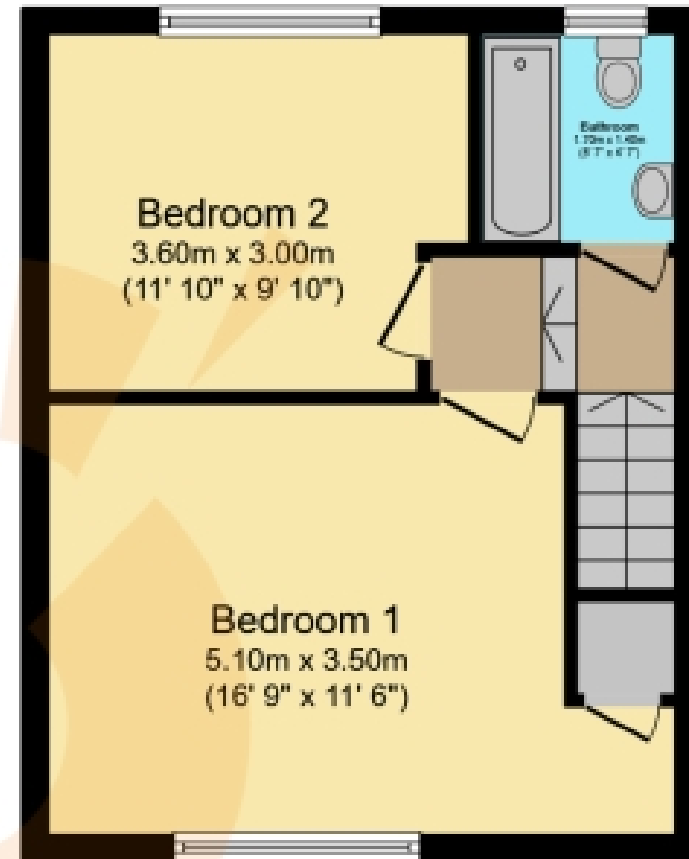
**Offers Over £75,000**





## Ground Floor

Floor area 35.2 m<sup>2</sup> (379 sq.ft.)



## First Floor

Floor area 33.2 m<sup>2</sup> (357 sq.ft.)

**TOTAL: 68.4 m<sup>2</sup> (736 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 UPGRADED MODERN HOME \*\* NO ONWARD CHAIN \*\* FRESH DÉCOR THROUGHOUT \*\* LOW-MAINTENANCE REAR GARDEN \*\* MULTI-CAR DRIVEWAY**  
**\*\***. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 87 Dalry Road and this beautifully upgraded terraced home offering modern and spacious accommodation over two levels. This property, with no onward chain, is the perfect first-time purchase or family home, conveniently located near amenities, schooling, and public transport links.

To the front, the low-maintenance gravel driveway accommodates multiple cars, providing safe off-street parking. Upon entering, you are welcomed through a bright and inviting porch with recently replaced double-glazed windows. The spacious family lounge, neutrally decorated with on-trend grey tones and quality flooring, offers an open and modern space. It also features built-in storage shelves and a cupboard for added convenience.

Off the lounge is a well-appointed kitchen with plentiful wall and base-mounted units paired with granite effect worktops, for an efficient workspace. The kitchen further benefits from an integrated 4-ring gas hob with electric oven/grill, freestanding fridge freezer, dishwasher, and washing machine all to be included within in the sale, as well as ample dining space.

Climbing the staircase to the first floor, you'll find two generously proportioned double bedrooms, both freshly decorated with newly fitted carpets. Completing the home internally is a three-piece bathroom, comprising a bathtub with an overhead shower, W.C., and wash hand basin.

The rear of No. 87 boasts a low-maintenance garden, fully enclosed for privacy. With a sociable composite decking area and matching planters, patio area, and large storage shed, it's the perfect space for the whole family to enjoy, ensuring easy upkeep. Garden furniture included in the sale (table, chairs, umbrella with stand.)

The property also benefits from a pull down metal loft ladder and it partially floored and has lighting in place.

Kilbirnie has a host of great local amenities (most of which are a short walking distance away from the property) including a health centre and well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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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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