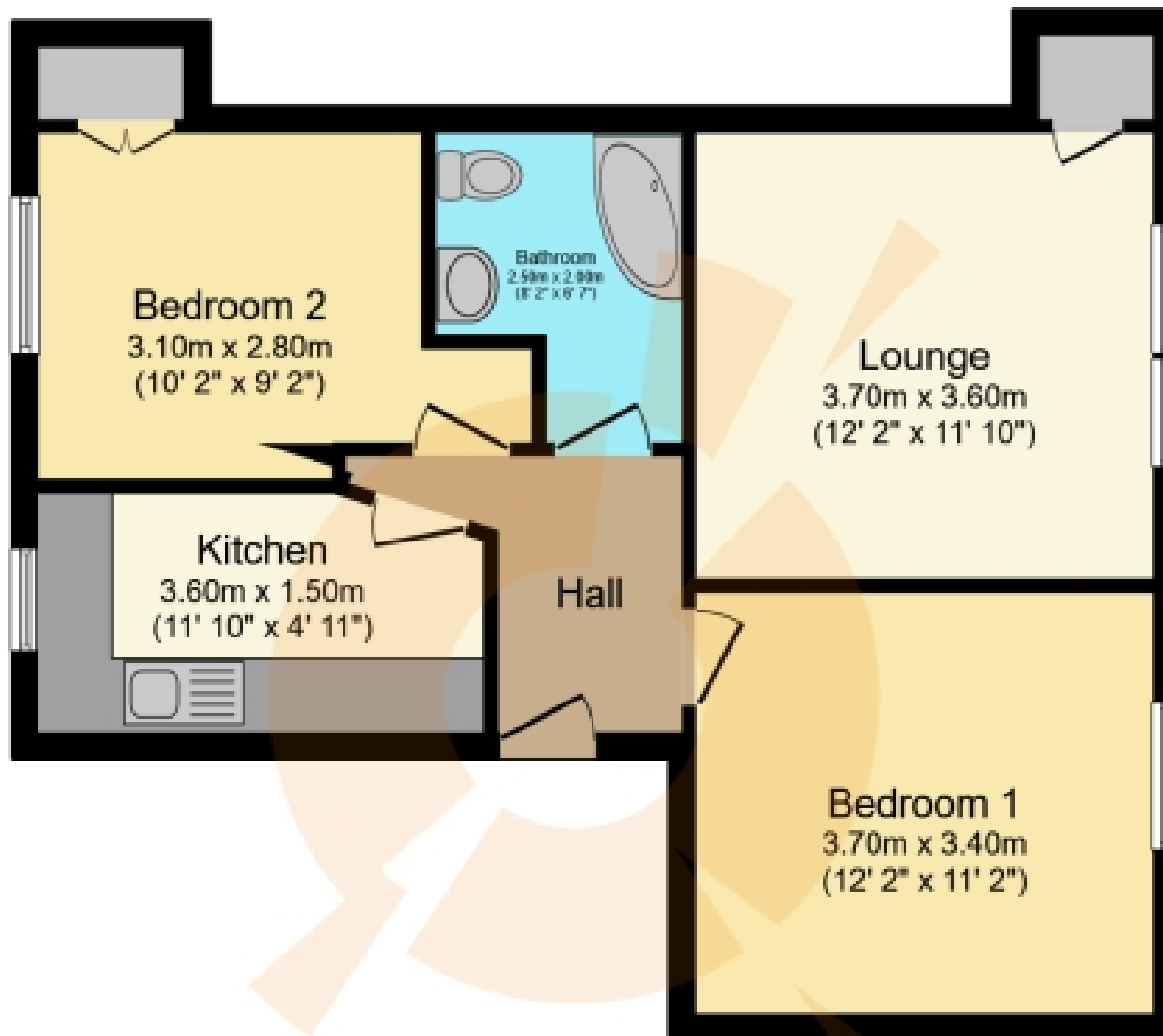




16, 1L Templand Road, Dalry

Fixed Price £45,000





Floor Plan

Floor area 53.4 sq.m. (575 sq.ft.)

TOTAL: 53.4 sq.m. (575 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

THE PROPERTY

**** NEW FIXED PRICE ** FANTASTIC BUY-TO-LET INVESTMENT * WALKING DISTANCE TO TRAIN STATION & HIGH STREET * NO ONWARD CHAIN * 30 MINUTES FROM GLASGOW * SPACIOUS DIMENSIONS THROUGHOUT * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Welcome to Flat 1C 16 Templand Road, situated within the ever-popular Dalry locale. This superbly spacious first-floor flat benefits from no onward chain, making for a fantastic first-time purchase or buy-to-let investment. With easy access to the local park, schools, amenities and Dalry Train Station – this property is in a prime position.

Access to No.16 is via a communal close and stairwell, leading you in the first instance through the front door to the bright and airy reception hallway which provides access to all rooms within the apartment. The lounge is superbly spacious and neutrally decorated, complimented by authentic wooden flooring.

The fitted kitchen has ample oak effect wall and base mounted units paired with matching worktops for an efficient workspace. The kitchen further benefits from an integrated four-ring gas cooker and oven, stainless-steel sink with chrome mixer tap and space for a washing machine and fridge freezer.

The property further benefits from two generously proportioned double bedrooms offering spacious and flexible accommodation. Completing the flat internally is a fully tiled three-piece bathroom comprising of a corner bath with overhead shower, w.c., and wash hand basin.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

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

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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.

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