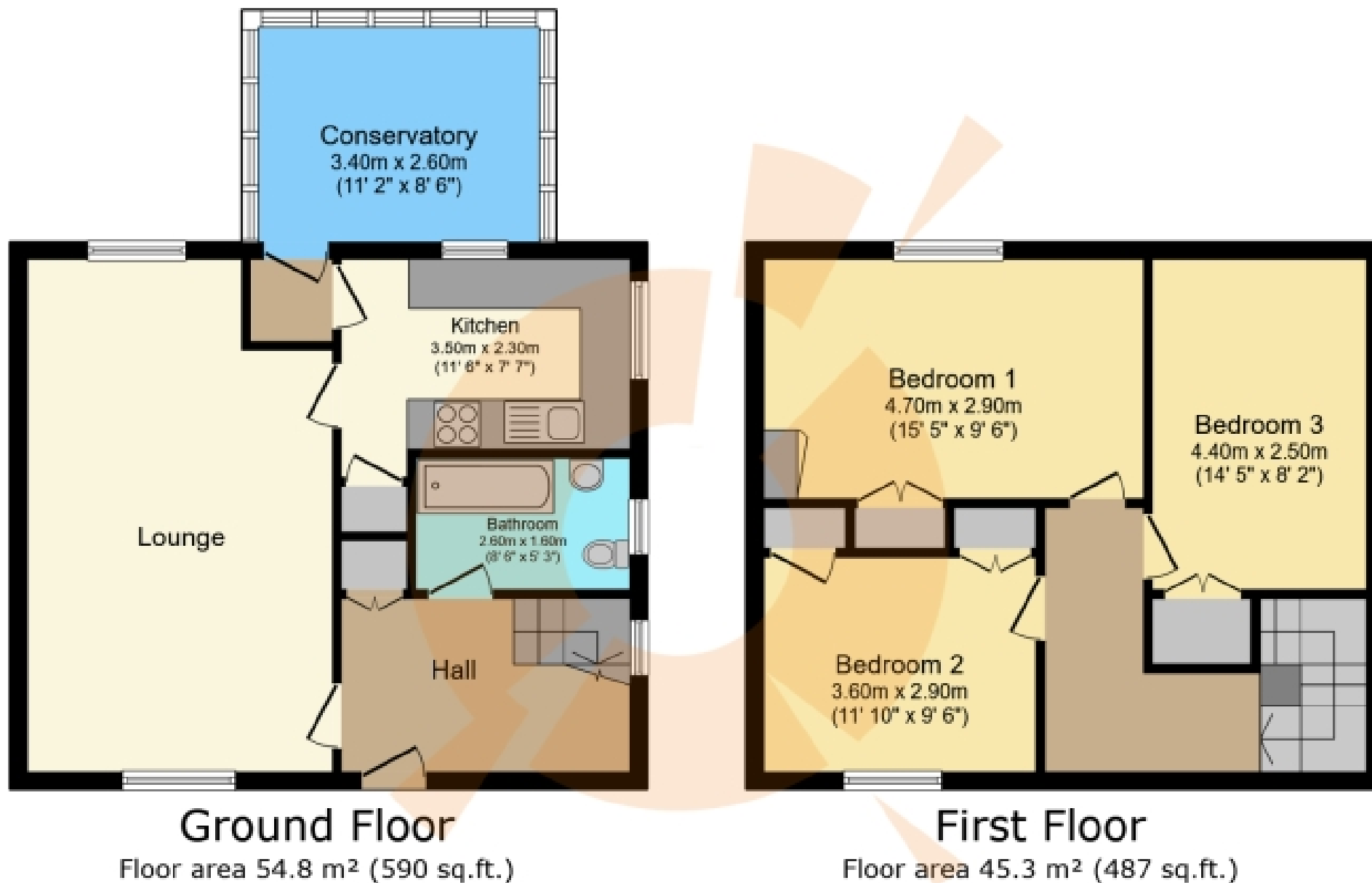




13 Douglas Avenue, Dalry

Offers Over £99,995





TOTAL: 100.0 m² (1,077 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

**** SUBSTANTIAL CORNER PLOT ** THREE DOUBLE BEDROOMS ** EXCELLENT IN-BUILT STORAGE ** MANICURED GARDENS ** MULTI-CAR DRIVEWAY & GARAGE ****

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Occupying a substantial plot, No.13 Douglas Avenue presents a seldom available semi-detached home situated within the ever-popular Dalry locale. Just a short walk from a host of local amenities and Dalry train station, convenience is at your doorstep, making for a fantastic family home.

No. 13 makes a striking impression on arrival with its favourable position and manicured gardens. The property boasts an extensive multi-car driveway and paved walkway leading to the front entrance. Upon entering, you are welcomed through the bright and airy reception hallway.

The superbly spacious family lounge is decorated in soft, neutral tones and is further complimented with an abundance of natural light, thanks to the dual-aspect window formation. The well-appointed kitchen holds an array of wall and base mounted units paired with ample workspace. Integrated appliances include a 4-ring electric hob and electric oven/grill with extractor hood, and there is additional space for freestanding appliances where desired.

Off the kitchen is a charming rear facing conservatory, providing flexible living for a multitude of uses including a dining room, play room, or home office. Completing the ground level is the fully tiled family bathroom, comprising a bathtub with overhead shower, w.c., and wash-hand-basin.

On to the upper level, you'll find three generously proportioned double bedrooms, all benefiting from excellent built-in storage cupboards.

The rear garden is well-maintained with a manicured lawn section and sociable patio area, the perfect space for children and pets alike. A detached, brick-built garage can also be found within the rear garden, offering safe off-street parking as well as additional storage solutions.

Dalry Train Station is just a short walk away, offering convenient way 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.

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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