



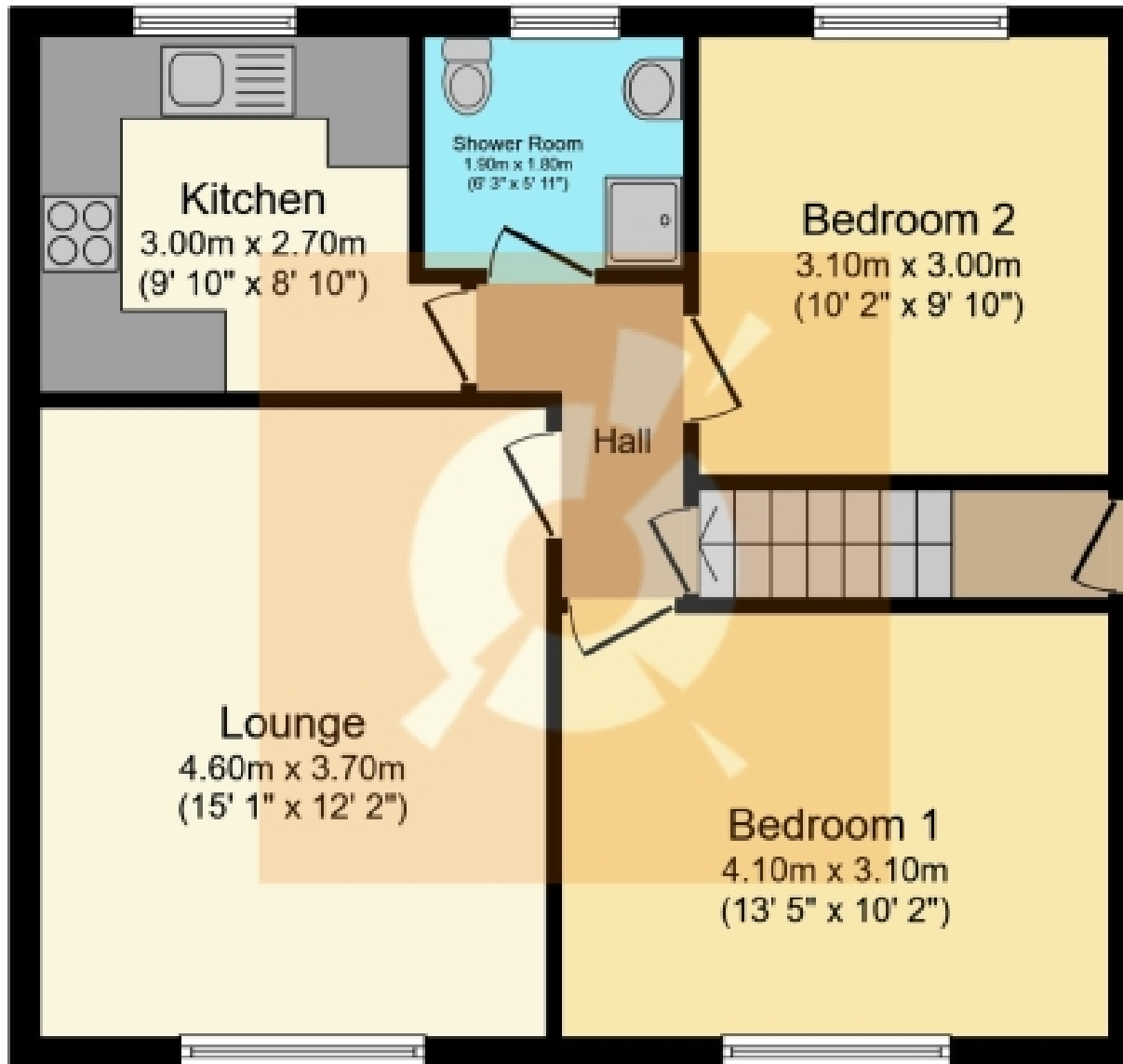
**23 Dalry Road, Kilbirnie**

**Offers Over £63,500**









## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\* FABULOUS UPPER COTTAGE APARTMENT SET WITHIN POPULAR KILBIRNIE LOCALE \*\*** Private rear garden. RECENTLY FURBISHED THROUGHOUT. New kitchen & shower room. New GAS CENTRAL HEATING SYSTEM, DOUBLE GLAZING & FULL REWIRE. Walking distance to local park and a host of other amenities. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 23 Dalry Road. This fabulous upper cottage apartment has been fully refurbished throughout and coupled with its central location within the ever-popular Kilbirnie locale presents itself as fantastic opportunity for first time buyers and investors alike. Entry to the property is gained by a secure main entry door, which has recently been upgraded to a on-trend black composite model.

A set of internal stairs then lead us into the inviting reception hallway. The lounge is bright & airy, benefitting from a neutral monochrome colour palette and a steady stream of beautiful natural light through the double-glazed window unit – all of which have been recently upgraded throughout the entire property.

The newly fitted kitchen is modern in style with dove grey wall and base units which are paired with complimentary toned worktops and splashback to create not only a functional but chic workspace. An array of quality integrated appliances can be found such as ceramic 4 ring hob, oven and grill, extractor hood and stainless-steel sink. There is also ample room for a free-standing fridge freezer and washing machine which can be included within the sale. The property houses two double bedrooms, both with generous proportions and neutral décor creating an ideal space to relax and switch off after a long day.

Completing the internal accommodation is the contemporary shower room, which has been recently upgraded with geometric floor tiles and sleek fixtures and fittings including w.c, pedestal hand-wash basin, heated towel rail and walk in shower enclosure with stylish chrome frame.

To the rear, the property benefits from a private garden which features a convenient timber storage shed and recently landscaped, sociable lawned area – ideal for unwinding or entertaining in the summer months.

Further upgrades to the property include a full electric rewire and new gas central heating system – featuring brand new boiler.

Directly across from 23 Dalry Road is a charming local park with masses of green space – ideal for exercising and entertaining pets.

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. 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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