



**16 Netherlee Crescent, Dalry**

**Offers Over £149,995**



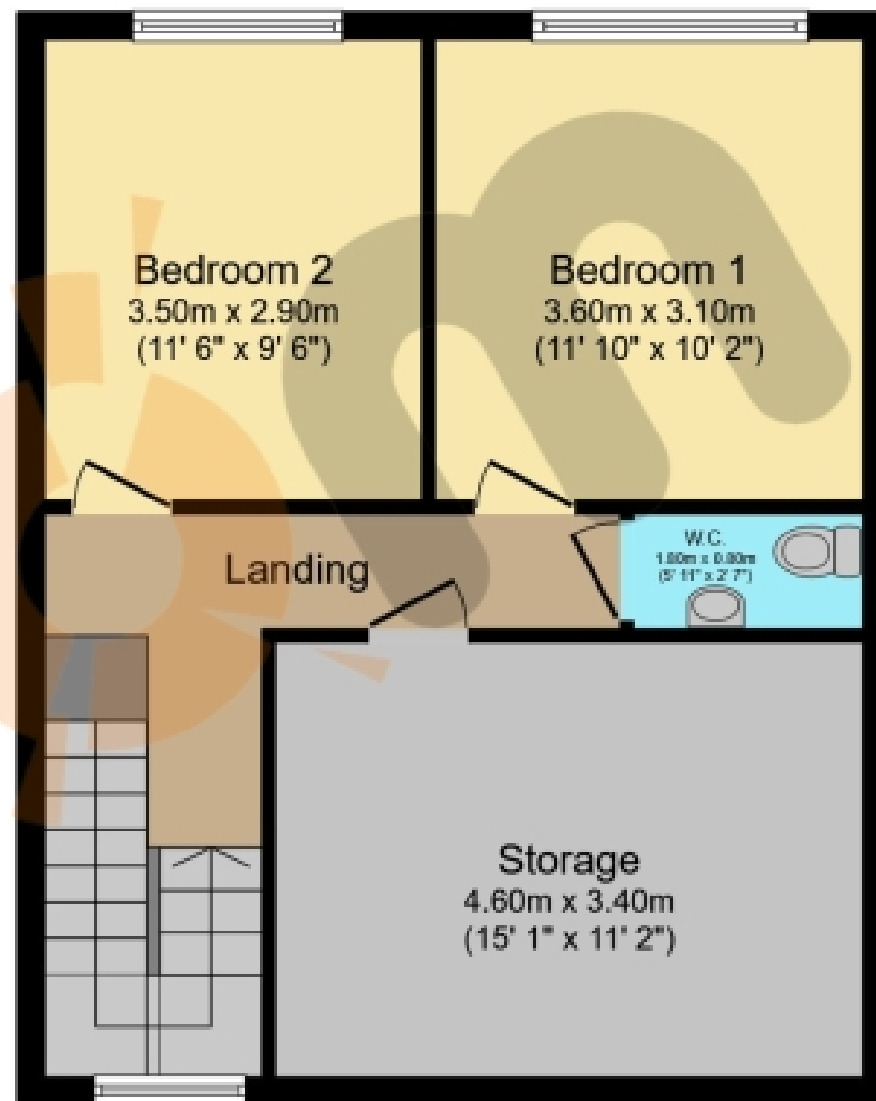






### Ground Floor

Floor area 51.8 sq.m. (558 sq.ft.)



### First Floor

Floor area 51.8 sq.m. (558 sq.ft.)

**Total floor area: 103.7 sq.m. (1,116 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

Welcome to No.16 Netherlee Crescent, a charming semi-detached home immaculately presented throughout. The property is ideally situated in the ever-popular Dalry locale, and within walking distance to a host of local amenities, schools and public transport links.

No stone has been left unturned in the presentation of this home, from the manicured lawn to the extensive multi-car driveway and detached garage, all leading to the entrance of No.16. Upon entering, you're welcomed into the family lounge in the first instance, decorated in neutral tones and complimented with masses of natural light. An archway leads into the dining room that features chic French doors leading to the rear garden.

The well-appointed kitchen has traditional white base and overhead cabinetry paired with butcher block countertops for an efficient workspace. The kitchen further benefits from integrated appliances including four-ring gas cooker, electric oven, extractor fan and fridge freezer alongside space for freestanding appliances where desired.

Completing the ground level is a four-piece family bathroom comprising of a bathtub, shower cubicle, W.C. and wash hand basin. Into the upper level are two generously proportioned double bedrooms offering flexible family accommodation. No. 16 further benefits from plentiful of storage space within the eaves. Completing the home internally is a convenient W.C. which is perfectly elegant in all its simplicity.

The rear garden is fully enclosed and fabulously low-maintenance with a lawn and patio area for a safe and secure space for both children and pets. It also benefits from a garden shed, offering convenient additional storage.

The property further gains from gas central heating and double glazing throughout.

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.

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