



17 Tofts, Dalry KA24 5AS
Offers Over £170,000

A unique property located on the outskirts of Dalry, occupying a generous plot with ample garden ground and a good-sized parking area to the front. The property is presented to the market in poor condition, requiring extensive modernisation and upgrading throughout; however, it offers excellent potential to create a spacious family home within a popular Ayrshire village setting.

Access to the property is gained via an entrance porch opening into a bright L-shaped reception hallway. To the left-hand side of the hallway lies a spacious dining kitchen with an extensive range of floor standing and wall mounted units, enjoying views over the garden grounds. From the rear of the dining kitchen, timber stairs lead to the upper level, where the fourth bedroom is located. Situated to the rear of the dining kitchen is the formal lounge, a bright room including a focal feature wall. From the reception hall there is also access to a large hall cupboard, three bedrooms, and a bathroom. The property occupies a generous plot with gardens to front, side and rear including excellent parking area to the front. The property is built on a gentle incline, contributing to its split-level layout and interesting internal design. Please note this property is Sold as seen. Any prospective purchasers must accept the property is for sale on this basis.

The property enjoys a pleasant setting on the outskirts of Dalry, a well-established North Ayrshire village offering a range of local amenities including general shopping, health services, and leisure facilities catering for everyday requirements. More extensive shopping and retail services are available in nearby Irvine. Public transport is well provided for, with regular bus services operating through the village (services 25, 25A, 25B, X36 etc), while Dalry Railway Station, on the Ayrshire Coast Line, offers frequent connections to Glasgow and Ayr. Schooling is available locally at Dalry Primary School and Garnock Community Campus, both within easy reach.

DIMENSIONS

Lounge	15'9" x 13'5"
Kitchen/Dining	15'9" x 6'0"
Bedroom 1	11'0" x 9'5"
Bedroom 2	11'0" x 7'8"
Bedroom 3	12'5" x 9'4"
Bathroom	16'0" x 5'8"
Bedroom 4 (upper level)	10'0" x 12'5"

Flexible accommodation

One/Two public rooms
Three/Four bedrooms
Viewing essential

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

COUNCIL TAX

Band E

TRAVEL DIRECTIONS

For SAT NAV purposes the postcode is KA24 5AS

ENERGY RATING

D

VIEWING

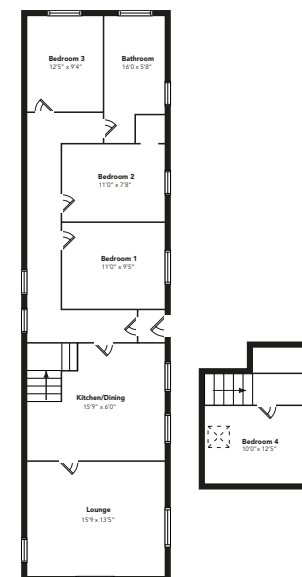
Strictly by appointment through Barnetts on 01563 522 137.

FEATURES

Upgrading required to all areas
Generous plot size

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by Plustrade A

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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