



PROPERTY
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LETTING & ESTATE AGENTS



Dalry Road
Kilwinning
KA13 7HD

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Offers Over £135,000

A beautifully presented and exceptionally spacious , 3 bedroom Mid Terrace Villa set within level gardens which include a fantastic landscaped and private garden to the rear with large garden room / home office at the far end and also a well positioned hot tub.

The property itself is traditionally constructed and has painted brick and render exterior set beneath a pitched, concrete tiled roof and further benefits from quality PVC double glazing including French doors opening from the rear kitchen onto the large decking area.

The neat front garden has two chipstone areas with central pathway to the front door. The larger rear garden is enclosed with quality fencing and consist of a substantial decking area with hot tub at one side and then a further astroturf lawn meaning low maintenance. At the side is a purpose-built summer house which could be used as a home office and has new roof, lined interior, electric heating, ample power points and window to the side.



Home Report Valuation
£135,000

www.packdetails.com

Council Tax Band B

EPC Rating C



The house provides impressive family accommodation of c.900 sq ft over two levels and has excellent size rooms throughout. The full accommodation comprises hallway, open plan lounge/living room with windows to the front and rear.



The dining kitchen is a great size and consists of modern grey fronted floor and wall storage units with integrated five burner hob, plumbing for washing machine, ample worktop surface area with attractive under lighting. There is also a central island area with sitting facility and plenty of space at the far corner for additional breakfast or dining table as required.

On the the upper floor there are three great size bedrooms and a lovely modern bathroom with shower bath, electric shower and screen, wash hand basin and WC.

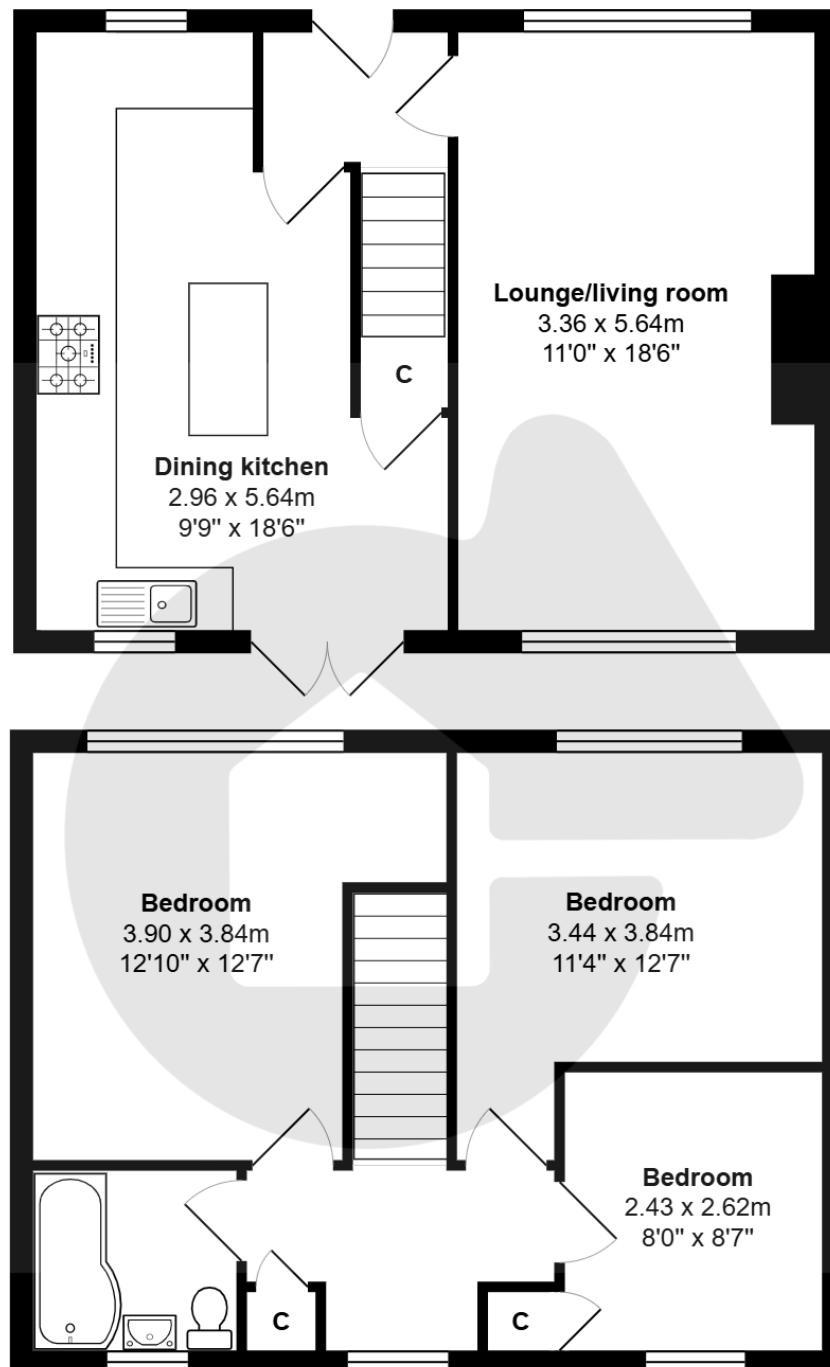


The property further benefits from gas central heating including a new boiler, has loft storage area and there is also off-road parking potential at the rear with our clients and the previous owners having parked cars in this area for many years.

Vendor Comments

This has been a great home and so close to Glasgow for work via the train which comes every 10 minutes. Kilwinning also has some fantastic eating places, beautiful parks and Abbey.

22 Dalry Road, Kilwinning



Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only

Location

Kilwinning is located in North Ayrshire, just 30 minutes from Glasgow Airport. The town is rich in history with the abbey providing a popular tourist attraction. The train station provides a regular service to Ayr, Glasgow and beyond. The town itself provides excellent shopping options. There are a number of primary, secondary schools, and colleges within the town.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

