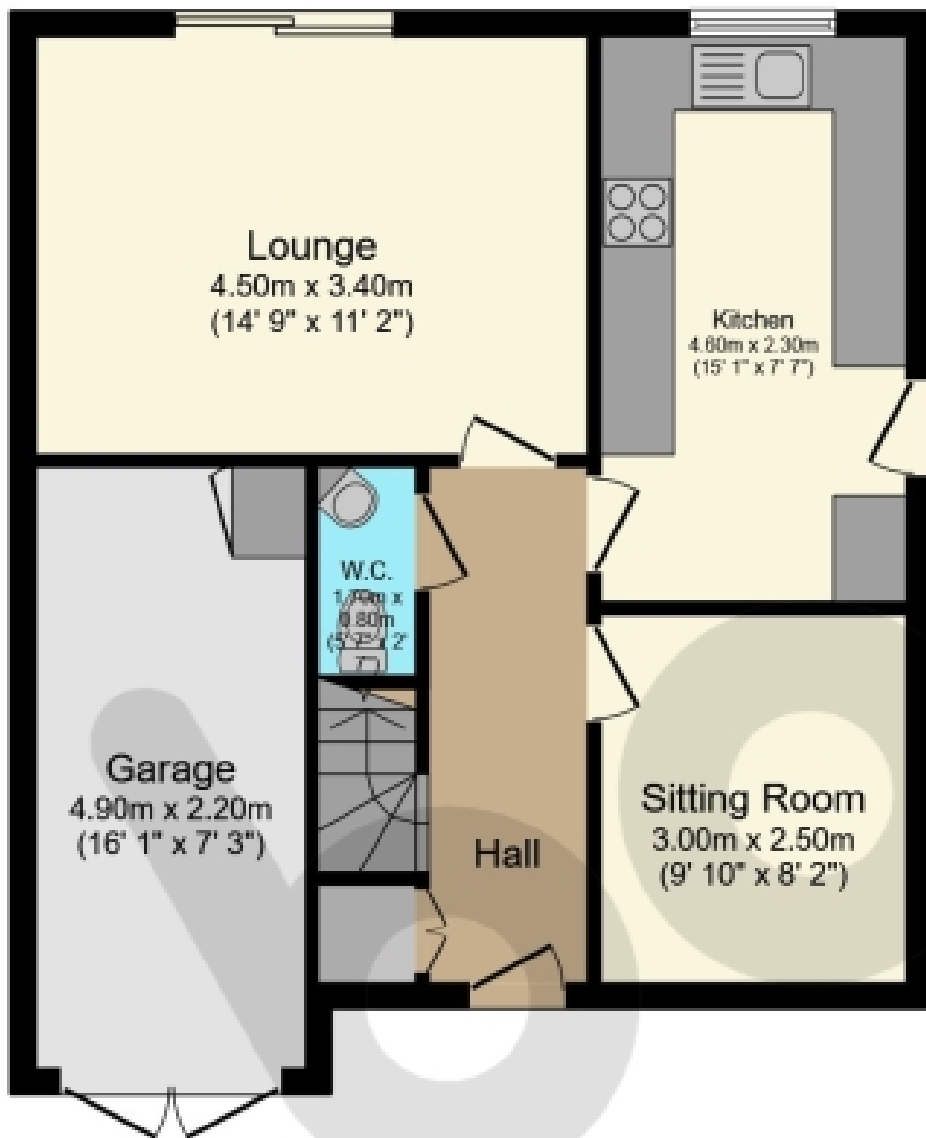




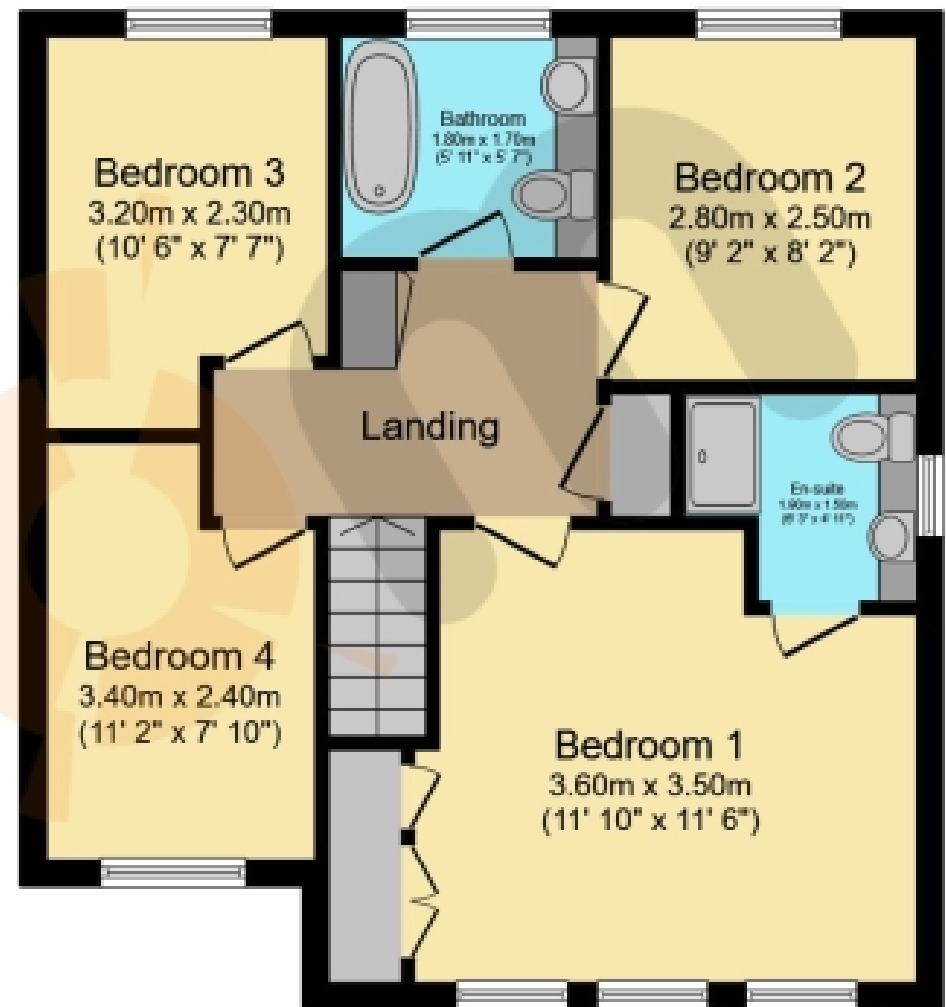
**Kittyshaw Place, Dalry**

**Offers Over £249,995**





Ground Floor



First Floor

Total floor area: 108.6 sq.m. (1,169 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

To the front of the home is a multicar multi-car monoblock driveway offering safe off-street parking and access to a welcoming entrance hallway, setting the tone for the generous accommodation on offer throughout.

Rear facing, the family lounge is a beautifully presented and substantial living space. Oak-effect flooring runs the length of the room, while French doors open directly onto the rear garden patio, creating a seamless connection between indoor and outdoor living during the warmer months. Dark grey wall panelling adds depth and character to the room, while its excellent proportions allow ample space for a variety of furniture layouts and décor.

The kitchen is both stylish and practical, fitted with a range of oak-effect base and wall-mounted cabinetry which provides excellent storage throughout. Black granite-effect countertops offer a striking contrast, creating a sleek and contemporary finish. The kitchen also benefits from a host of integrated appliances, including a dishwasher, double oven, gas hob, extractor fan, fridge and freezer.

Completing the ground floor is a versatile sitting room, W.C. and converted garage. The sitting room offers excellent flexibility and could be used as a formal dining room, home office, playroom or even a fifth bedroom, depending on the buyer's needs. The ground-floor W.C. adds further convenience for guests and everyday family living, while the garage conversion is currently arranged as a dog grooming room, offering superb potential.

The first-floor hosts four well-proportioned bedrooms, all comfortably accommodating a double bed, with Bedroom One further enhanced by its own en-suite shower room. The family bathroom comprises a bath, wash hand basin and W.C., finished in a practical layout ideal for family use.

Externally, the rear garden has been thoughtfully designed for low-maintenance living, featuring a generous patio area and artificial lawn. Fully enclosed for privacy and security, the garden provides an ideal space for children, pets and outdoor entertaining. A standout feature is the large BBQ hut, creating a fantastic all-weather space for cooking, relaxing and spending time with family and friends.

This property further gains from a recently replaced boiler and double glazing throughout.

AI has been used to enhance this listing.

Park and ride facilities at Dalry train station are less than a five-minute walk 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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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.

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