



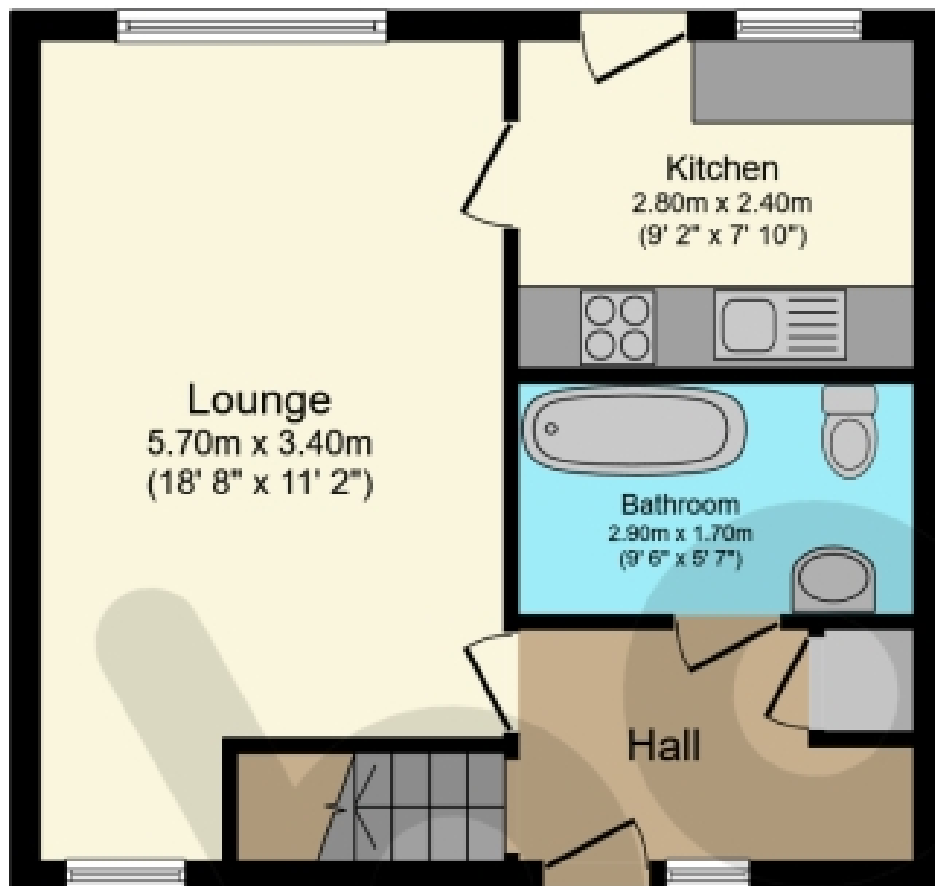
**Wingate Avenue, Dalry**

**Offers Over £89,995**



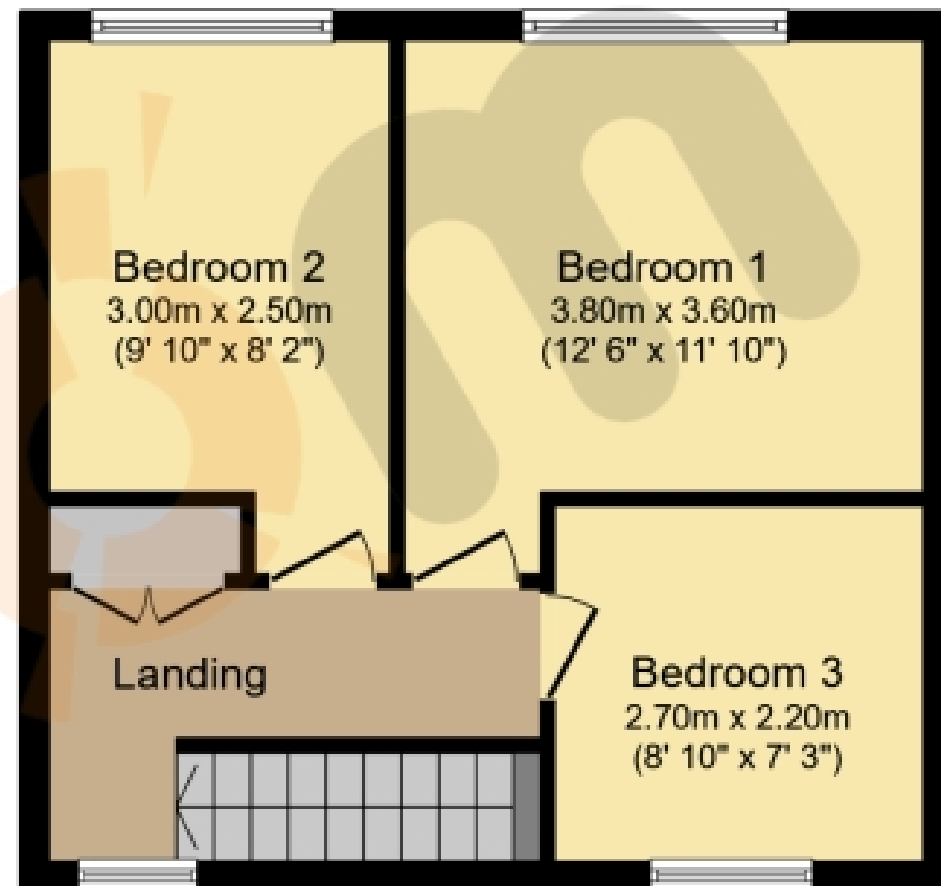






### Ground Floor

Floor area 38.4 sq.m. (413 sq.ft.)



### First Floor

Floor area 38.4 sq.m. (413 sq.ft.)

**Total floor area: 76.8 sq.m. (827 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

Wingate Avenue is a fantastic family home in a sought after Dalry locale. Dalry has a host of local amenities and transport links, including Dalry train station. The property has a multi-car mono-block driveway aswell as a timber garage. It's the ideal property for families and ideal for commuters.

Walking up the driveway and into the home brings you to the welcoming entrance vestibule, accessing the dining/lounge and bathroom. The family lounge has a stylish interior, shown in the oak-effect flooring and brick-effect media wall with an inset fireplace. A large picture window sits at the rear of the lounge, allowing plenty of light into the dining space.

Next to the lounge is the kitchen. The space is well-appointed with oak effect base and wall-mounted cabinetry providing masses of storage space. There are integrated appliances such as an oven and gas hob with plenty of spaces for appliances. The remaining room on the ground floor is the family bathroom which features a bath with overhead shower, W.C., and wash hand basin.

Climbing the stairs brings you to the three bedrooms, all of which boast generous dimensions and comfortably fitting the entire family.

To the rear of the property is the very low-maintenance garden. It benefits from both a patio and a decking space, which is a covered area, making the garden accessible in all weathers. There is also a useful timber shed, aswell as the substantial timber garage and multi car monoblock driveway.

This 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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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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