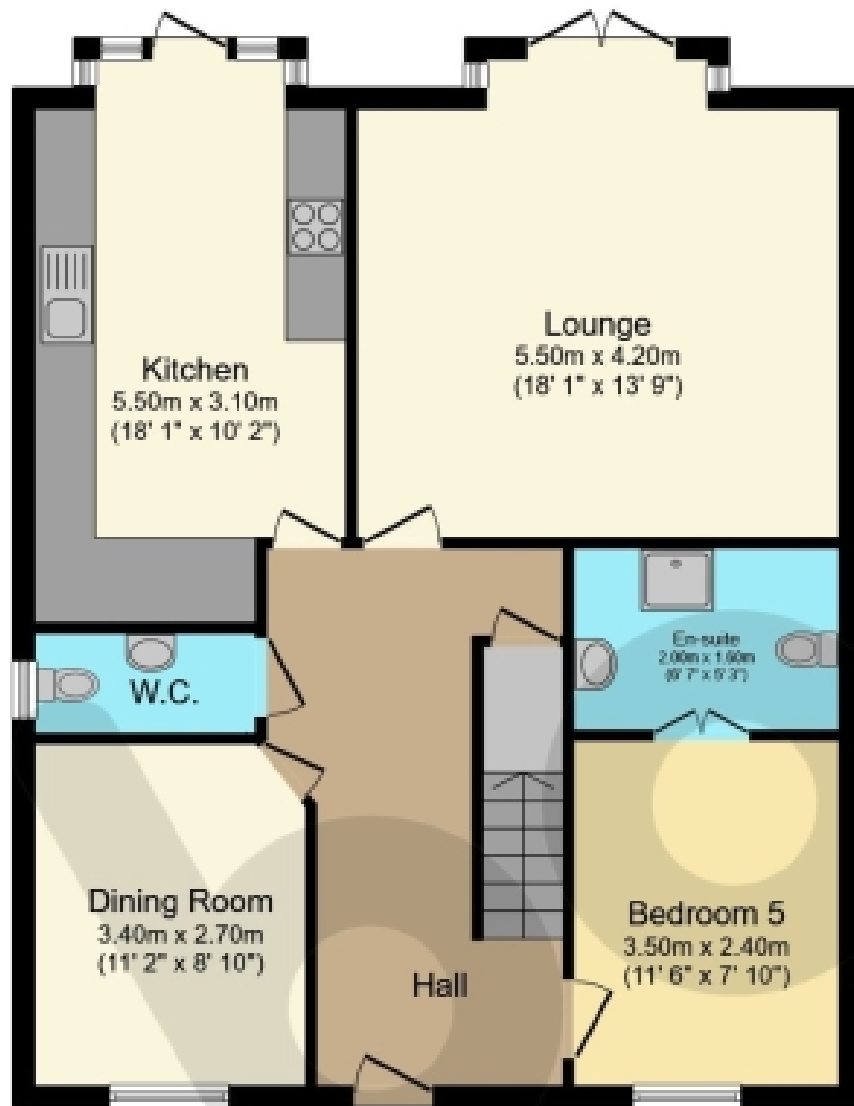




Kittyshaw Place, Dalry

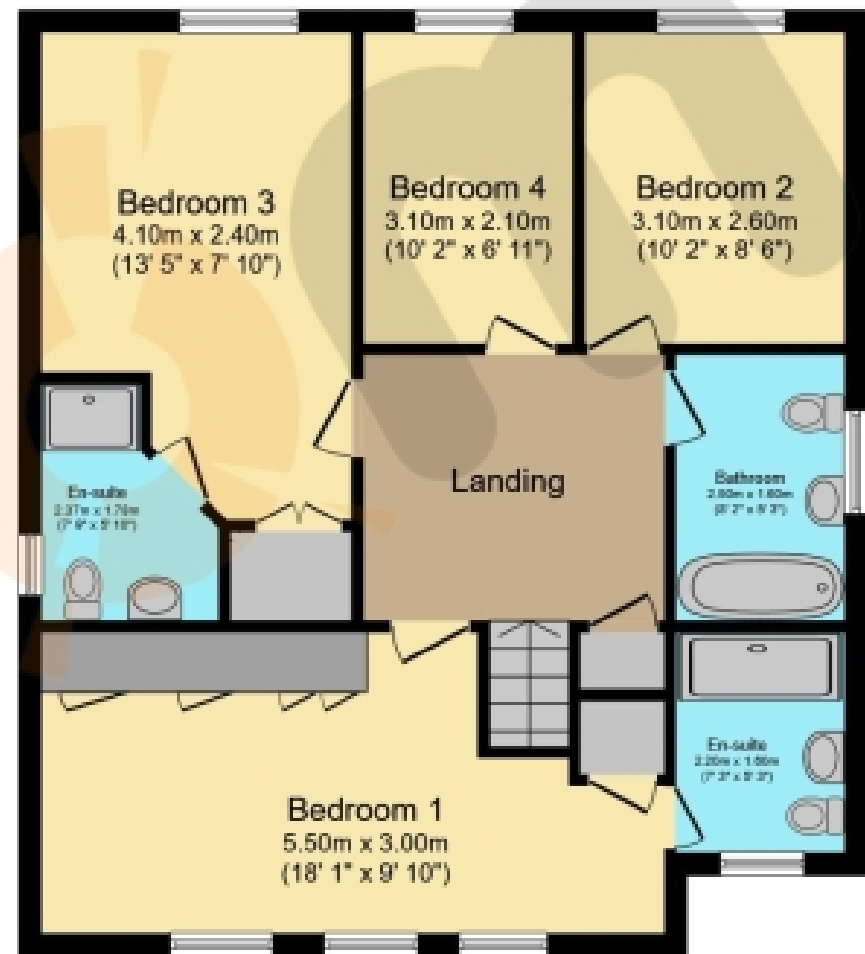
Fixed Price £295,000





Ground Floor

Floor area 79.6 sq.m. (857 sq.ft.)



First Floor

Floor area 70.2 sq.m. (755 sq.ft.)

TOTAL: 149.8 sq.m. (1,612 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

THE PROPERTY

**** NEW FIXED PRICE £15,000 BELOW HOME REPORT VALUE **** Impressive, detached villa offering 4/5 BEDROOMS, 5 BATHROOMS, and 2/3 VERSATILE PUBLIC ROOMS, providing ultimate flexibility (see floor plan). The property features a wheelchair-accessible ground-floor bedroom with adjoining wet room, an ultra-modern kitchen, and a beautifully maintained rear garden complete with sociable decking and a charming BBQ hut. Get in touch with The Property Boom today for more information and a copy of the home report. Welcome to Kittyshaw Place, nestled within the ever-popular Dalry locale. This contemporary detached family villa is presented in true walk-in condition and offers a highly flexible living environment, perfectly suited to adapt to the needs of everyday family life.

Set within a quiet cul-de-sac location, the property features a multi-car monobloc driveway leading to the front entrance, complete with a secure composite door. Inside, you're welcomed by an inviting reception hallway, enhanced by sleek gloss tiling that flows seamlessly throughout the ground level.

The stylish family lounge is decorated with neutral tones, complimented by generous proportions and an abundance of light through the bay window & French doors leading to the rear garden. The ultra-modern kitchen is fitted with an array of white gloss wall and base mounted units contrasted with granite effect worktops. The kitchen further boasts a range of quality integrated appliances including induction hob, oven, fridge freezer and dishwasher.

A front-facing sitting room provides a versatile living space, ideal for a variety of uses such as a sixth bedroom or a home office. Also located on the ground floor is Bedroom Five, thoughtfully designed to support flexible living and well-suited for those with accessibility needs. The adjoining en-suite wet room features wheelchair-accessible doors, and this accessibility extends beyond a single space, the entire ground level has been designed to allow for comfortable movement throughout.

Completing the ground level is a W.C. which is perfectly elegant in all its simplicity.

Into the upper level are a further four well-proportioned bedrooms with Bedroom One & Two boasting excellent in-built storage and pristine en-suite shower rooms. Completing the home internally is a three-piece bathroom comprising of a bathtub with shower, W.C. and wash hand basin.

The rear garden has been beautifully maintained with a sociable decking area overlooking a manicured lawn area & patio section alongside a charming BBQ hut; the perfect space for relaxing during the summer months. The space is fully enclosed and great for children and pets alike.

Nestled in the heart of Ayrshire, Dalry offers convenient access to transportation and essential amenities. The town benefits from excellent transport links, making it easy to connect with neighbouring communities as well as Glasgow City Centre and further out. With reliable public transportation options, residents enjoy the convenience of commuting for work or leisure.

Dalry boasts a range of amenities, including local shops and charming cafes, providing residents with everything they need within arm's reach. The town's community spirit is evident in its welcoming atmosphere, with social hubs like traditional pubs and community centre serving as gathering places. Wilson Wynd is also a short drive to the local primary and Secondary schools.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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