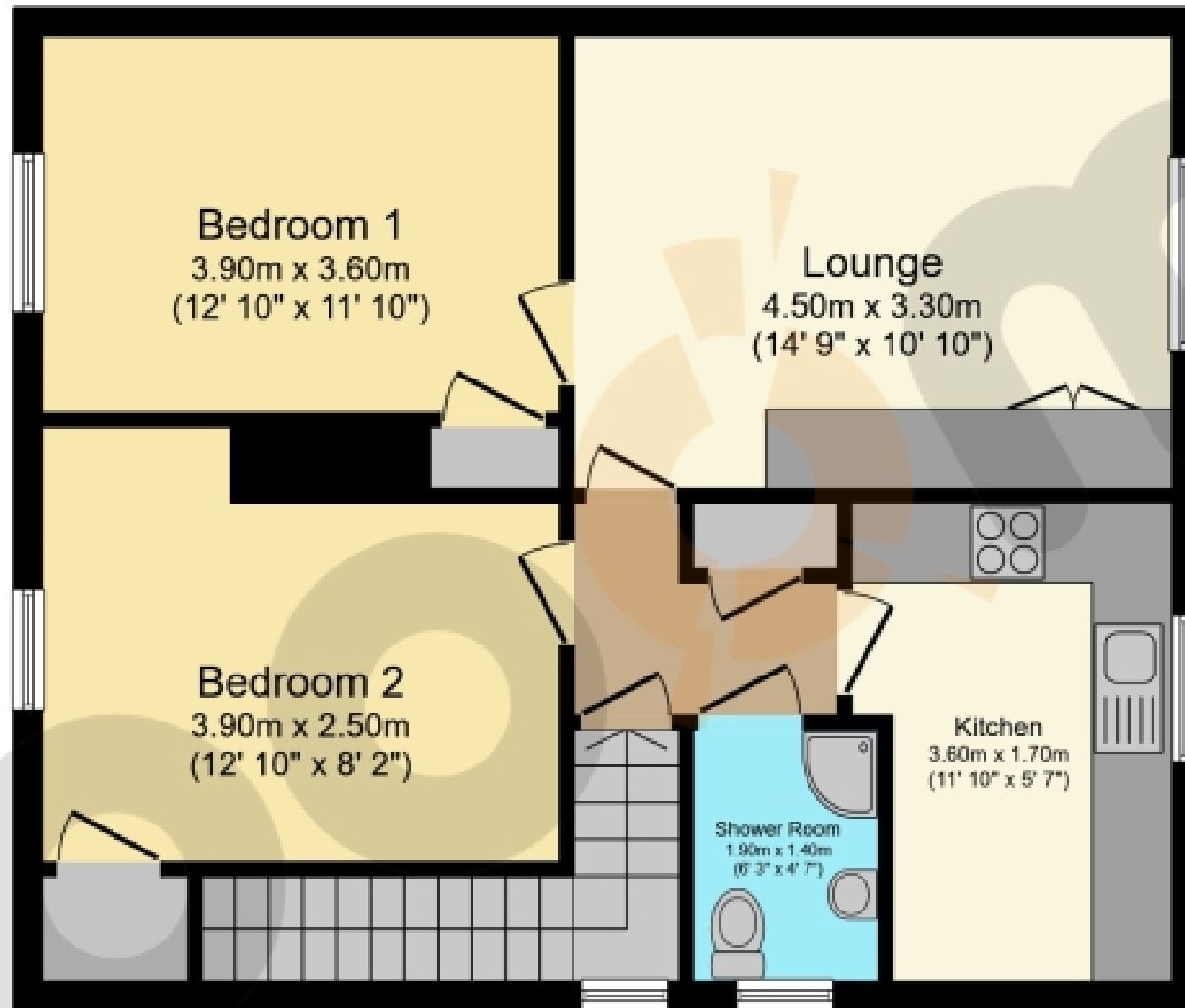




**Lynn Avenue, Dalry**

**Offers Over £62,000**





Floor Plan

Total floor area: 60.3 sq.m. (649 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

Fully renovated upper cottage flat offered in true turn-key condition, with no onward chain. Brand new kitchen, two double bedrooms and freshly decorated throughout, this property is the perfect first-time purchase or buy to let investment. Get in touch today with Boom for more information and to arrange your viewing.

Entering through a private entrance, a staircase leads to a welcoming hallway, which provides access to all rooms with the property. The spacious family lounge has been freshly decorated in a tasteful neutral palette with new carpeting, creating a bright and inviting living space.

The newly fitted kitchen boasts a range of white base and wall-mounted cabinetry offering ample storage paired with stylish oak-effect worktops. There is also an integrated oven and cooker as well as plenty of space for freestanding white goods and appliances.

Completing the home internally is two generously proportioned double bedrooms, both benefiting from useful built-in storage. The three-piece shower room comprises a walk-in shower enclosure, wash hand basin with vanity storage and W.C.

Externally, residents have access to the communal rear garden and multicar driveway, including a drying green.

This property further benefits from a new boiler, rewiring and double glazing.

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.

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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