





## OFFERS OVER £179,000

Opportunity to acquire this Immaculate ex showhome EXECUTIVE DETACHED VILLA situated on popular and quiet estate in Dalry close to transport links and countryside. Offering excellent family accommodation and ideally situated to enjoy all local amenities. Dalry has a range of amenities including local shops, schools and leisure centre. With transport links to other Ayrshire towns and Glasgow City Centre.

### ACCOMMODATION

The well appointed layout is over two levels and benefits from fresh modern decor throughout comprising reception hallway, lounge, dining room, fitted dining kitchen, four good sized bedrooms master with en-suite and family bathroom. Welcoming reception hallway offers access to the lower apartments and stairway providing access to upper apartments. Immaculate lounge with focal point fire place and French doors out to a decking area of the rear garden. Formal dining room with views over the front garden. Modern fitted dining kitchen benefits from a selection of floor and wall mounted units with complementary work surfaces and splashback tiling, integrated oven and hob, ample space for appliances with access to the rear garden. The upper level leads to four double sized bedrooms all with fitted storage and master with en-suite. Fitted family bathroom with three piece suite comprising wc, wash hand basin and bath with over head shower. The property further benefits from a loft area, front side and enclosed rear gardens with a drive way and single garage for private parking.

### RECEPTION HALLWAY

<b>LOUNGE</b>	<b>15'2" x 11'9"</b>
<b>DINING ROOM</b>	<b>10'5" x 8'9"</b>
<b>DINING KITCHEN</b>	<b>15'5" x 8'9"</b>
<b>BEDROOM 1</b>	<b>13'2" x 12'1"</b>
<b>ENSUITE</b>	<b>5'2" x 4'8"</b>
<b>BEDROOM 2</b>	<b>9'8" x 8'7"</b>
<b>BEDROOM 3</b>	<b>9'5" x 8'3"</b>
<b>BEDROOM 4</b>	<b>9'1" x 8'1"</b>
<b>BATHROOM</b>	<b>6'5" x 5'11"</b>

### CENTRAL HEATING:

The property benefits from a system of gas central heating.

### DOUBLE GLAZING:

The property features double glazing throughout.

### VIEWING

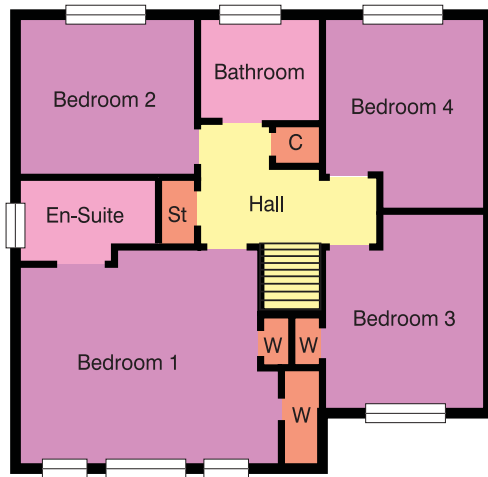
Through solicitors 01505 690033

### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

### SURVEY, MORTGAGES

We have access to all major lenders and can appoint Surveyors and Solicitors on your behalf as part of our free, no obligation service.



Floor plans are indicative only - not to scale.

## TRAVEL DIRECTIONS

Heading north along the Kilwinning Road turn left into Vennal Street. Take your next left into St Margaret Ave. Follow the road round and at the end turn left in to Kittyshaw Road follow in to Wilson Wynd.

**Bridge of Weir Office**  
**Neva Place, Main Street**  
**Bridge of Weir PA11 3PN**

**For further information,**  
**or to view this property**  
**please call**

**T. 01505 690033**

**F. 01505 614892**

**E-Mail:**

**housesales@1move4u.co.uk**

**Also at:**  
**Bishopton**  
**Erskine**  
**Glasgow**  
**Greenock/Gourock**  
**Kilmacolm and Paisley**

## VIEWING

**By appointment through selling agent.**

## MARKET APPRAISALS

**For an up-to-date appraisal on your own property please call us FREE on 0800 316 2177. This is a complimentary service and will help us to calculate your purchasing power.**