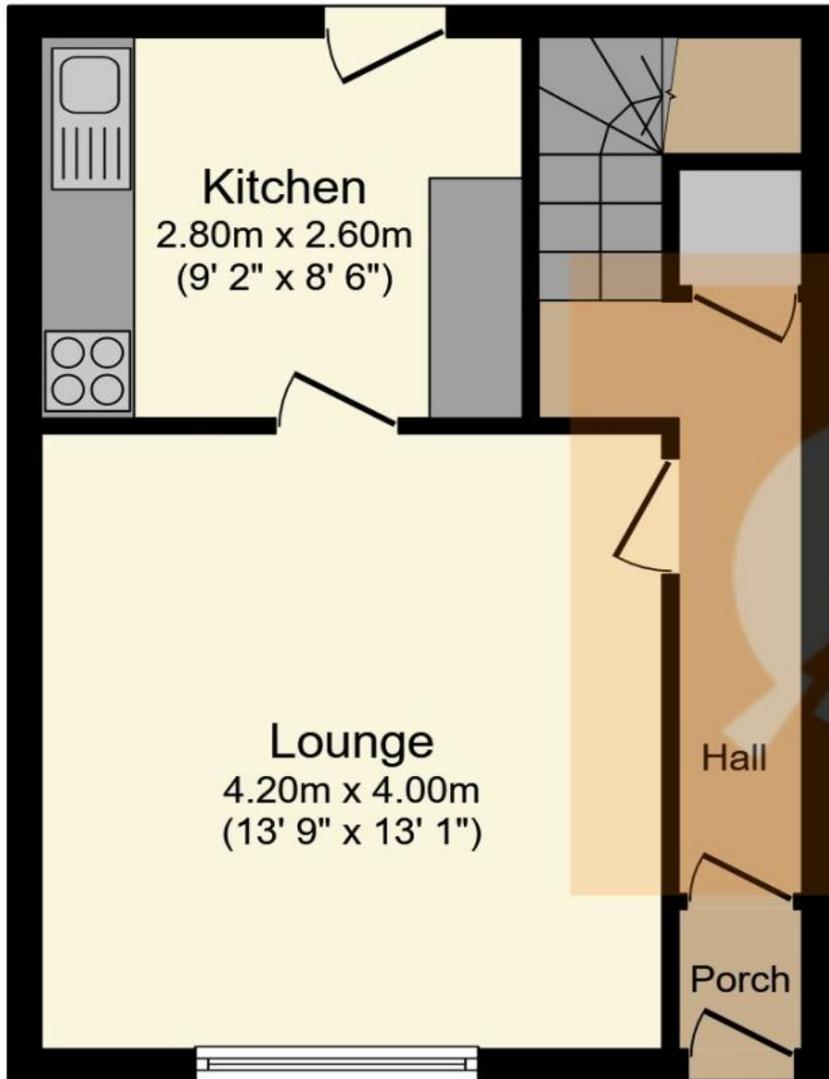




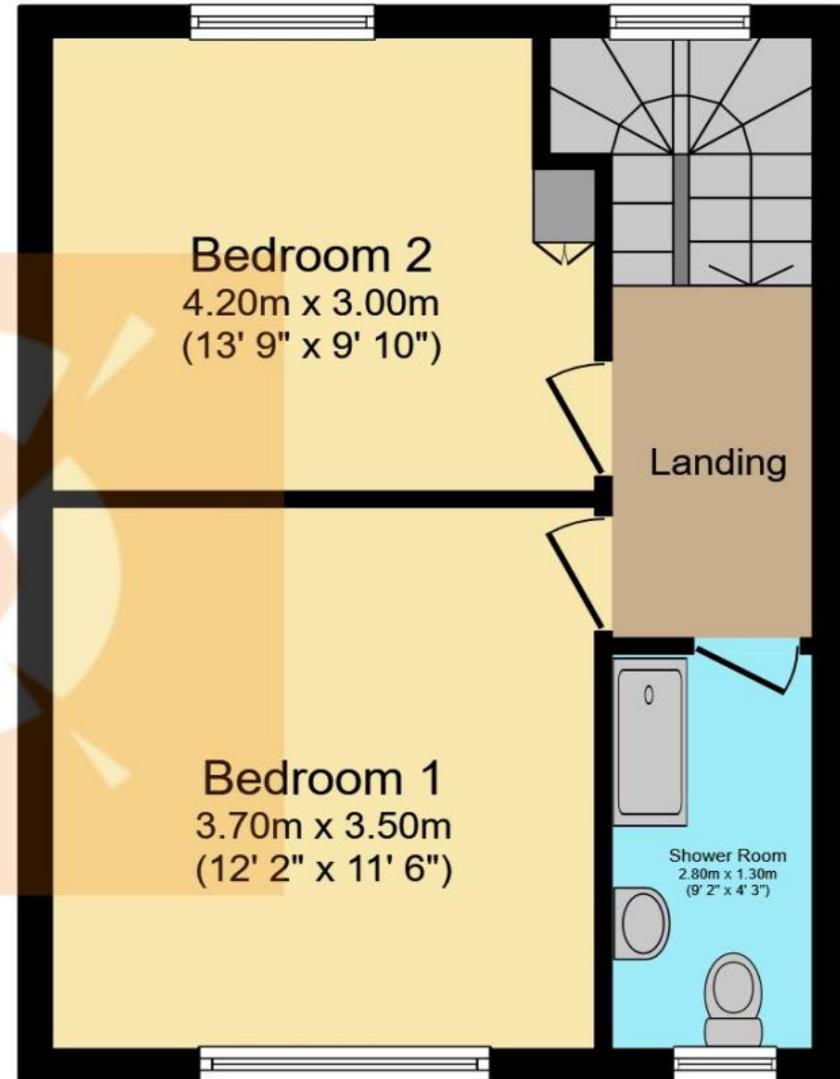
33 Mair Avenue, Dalry

Offers Over £60,000





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*FABULOUSLY AFFORDABLE FAMILY ACCOMMODATION\*\*** Set within popular Dalry Locale, close to a host of amenities & schooling. Boasts LARGE FRONT & REAR GARDENS. **\*ULTRA-MODERN SHOWER ROOM\* \*\*IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE\*\*** View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to No. 33 Mair Avenue - a fabulously affordable two-bedroom mid-terrace home set within the popular Dalry locale. Situated close to the centre of Dalry, this wonderful property benefits from being close to a host of local shops, schools, and amenities. Externally to the front is the low-maintenance chipped garden. Upon entering the home, you are greeted with a neutral colour palette which is complimented with the darker, brand-new carpets which can be found throughout the house.

The lounge is fabulously spacious and benefits from an abundance of natural sunlight which flows in through the large, double glazed window formation. The lounge is further complimented with a focal point electric fire which fills the room with a delightful warmth, creating a warm and cosy environment.

Off the lounge sits the well-appointed kitchen which is fitted with beech effect base and wall mounted units and contrasting countertops. Grey tiled splashbacks and contemporary floor coverings add a stylish touch to the kitchen. The kitchen is host to several appliances including a freestanding electric cooker, washing machine and stainless-steel sink with chrome taps.

On the upper floor there are two generously proportioned double bedrooms which are equally as bright and spacious as the rest of the home. Both bedrooms benefit from in built storage facilities. Completing the upper floor is the modern, three-piece family shower room which includes a w.c, wash hand basin, heated towel rail and sizeable walk-in shower. Stylish waterfall taps and a waterfall shower give a luxurious and elegant feel. Chrome fixtures and fittings can be found throughout.

Externally, a fully enclosed rear garden provides a safe and secure environment for children and pets alike. The garden is made up of a sociable patio area and chipped drying green. Garden storage sits towards the rear of the garden and a small coal shed each provide ample storage in the garden. To the front there is on-street parking. The property also benefits from gas-central heating and double-glazing throughout, keeping the home cosy all year long.

Park and ride facilities at Dalry train station are only a short walk away 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. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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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