



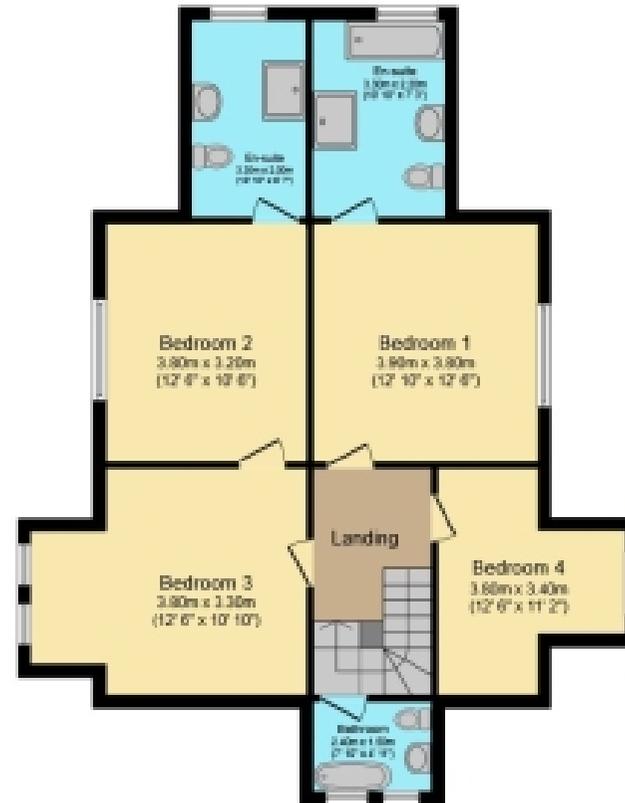
**Tofts, Dalry**

**Offers Over £359,995**

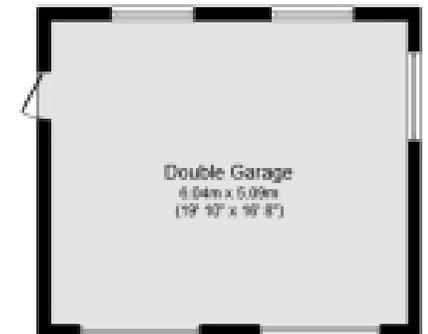




**Ground Floor**



**First Floor**



**Garage**

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

## THE PROPERTY

What Our Clients Love About 11 Tofts: "We were delighted to purchase this unique and stunning house 38 years ago to raise our family and have thoroughly enjoyed living here. Truly our forever family home and sad to be moving but now only two of us and time to downsize."

Welcome to No. 11 Tofts and this wonderful, detached home which occupies a substantial corner plot. If you have been looking for a flexible family accommodation which is bursting with character, you have just found it. The property is located within the ever-popular Dalry locale and walking distance from a host of local amenities and public transport links. Upon entering the home, you are welcomed through the grand reception hallway which has been tastefully decorated with neutral tones and quality fitted carpets, leading you in the first instance to the lounge. The family lounge boasts impressive dimensions and height paired with intricate ceiling cornicing and a focal point fireplace, enhancing the charm of this entire space. Off the lounge is the well-appointed kitchen, housing an array of wall and base mounted units paired with contrasting countertops, creating a fashionable and efficient workspace. The kitchen further benefits from quality integrated appliances including a 4-ring gas hob, electric oven/grill, dishwasher along with a delightful breakfast bar. Off the kitchen is a convenient utility room offering further storage and space for freestanding appliances. An elegant dining room offers the perfect space for entertaining guests or enjoying an evening meal. A further two public rooms can be found on the ground floor including a charming sunroom with bi folding doors and a sitting room offering fabulous flexible accommodation. Completing the ground floor is a three-piece shower room comprising of shower cubicle, W.C. and hand wash basin.

On to the upper level are four generously proportioned double bedrooms, with Bedroom One & Two boasting both an en-suite bathroom and shower room; both en-suites hold stylish chrome fixtures and fittings including waterfall mixer taps and rainfall showers. Completing the property internally is a luxurious three-piece family bathroom which further benefits from a jacuzzi bath.

The wrap around gardens have been meticulously maintained, displaying a fabulous space to enjoy during the summer months. The gardens are predominantly laid to lawn with a sociable decking area which is surrounded with mature shrubbery for added privacy. An extensive driveway offers plentiful off-street parking alongside a detached double garage. The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Dalry train station is 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.

We would highly recommend an early viewing as we have no doubt this stunning property will be extremely popular. 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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)