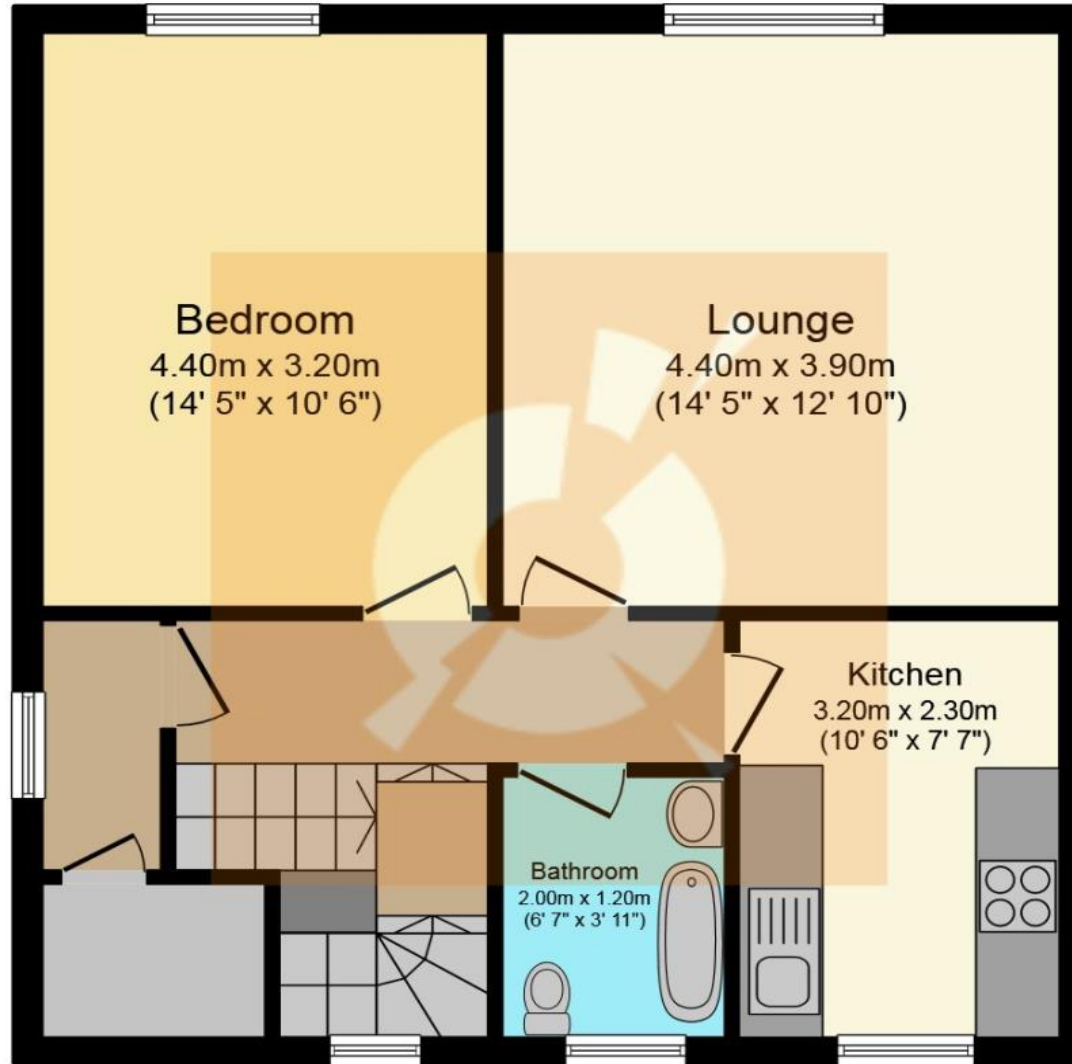




8 Merksworth Avenue, Dalry

Offers Over £35,000





## Floor Plan

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

## THE PROPERTY

Welcome to No. 8 Merksworth Avenue and this wonderful one bedroom first floor own door apartment. This is an excellent opportunity for a first-time buyer or downsizer to purchase a wonderful one-bedroom home which has been presented to the market in walk in and start living condition.

The superbly spacious lounge is awash with light coming from a large, double glazed window formation and a designated dining area offers the perfect spot to enjoy a lovely home-cooked meal. The lounge has been tastefully decorated throughout with warm, neutral tones and fitted carpets to create a cosy feel all year round.

The ultra-modern kitchen has been fitted with a quality range of wall to floor mounted high-gloss units with contrasting countertops, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome taps, an integrated 4-ring electric hob with electric oven/grill and extractor hood which will all be included within the sale, making this an excellent purchase for a first-time buyer or professionals alike.

The property further benefits from a generously proportioned double bedroom which has been presented immaculately. Completing this fabulous home internally is the modern bathroom comprising of a three-piece suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin. Contemporary chrome fixtures and fittings can be found throughout.

Externally to the rear, this wonderful apartment enjoys a private section of garden which is fully enclosed, creating a safe and secure environment for children and pets alike. There is a communal drying green and a large timber shed offers ample storage for garden equipment. To the side there is a private gravel driveway, offering ample off-street parking for a number of vehicles.

Benefiting from excellent local amenities and transport links all within a short walk. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Dalry has a great selection of local amenities including shops, restaurants, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow, Ayr and further afield and are only a short walk away. The property further benefits from easy access to the newly completed Dalry Bypass providing reduced journey times.

We would recommend early viewing of this property as it's sure to be popular. Viewing is 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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