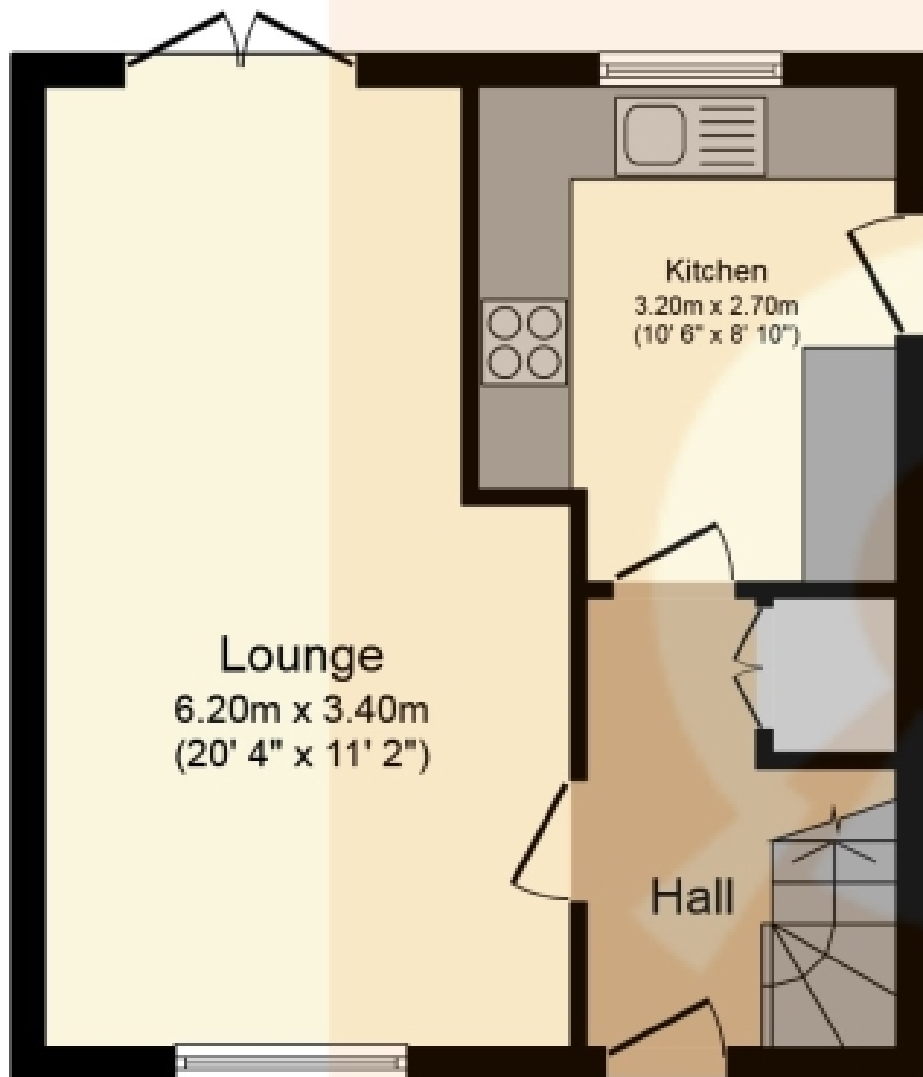




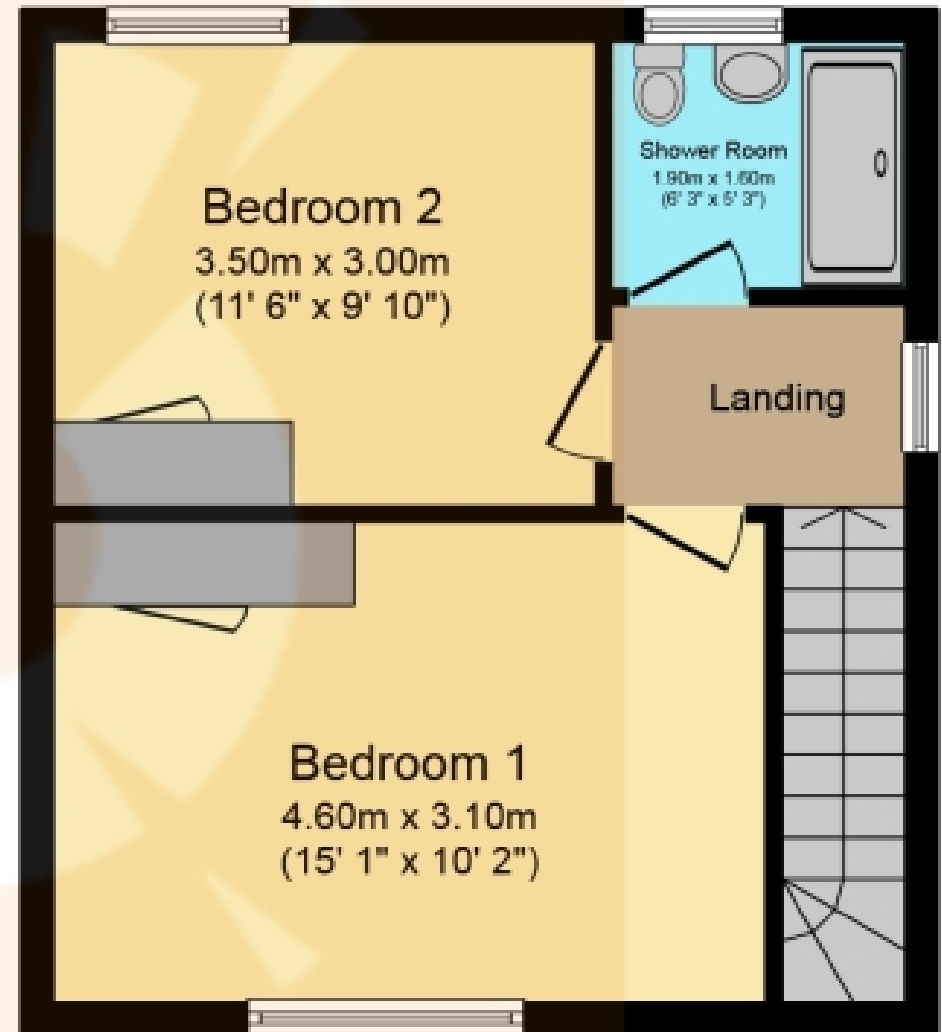
53 Blair Road, Dalry

Offers Over £89,995





Ground Floor



First Floor

Total floor area 68.2 sq.m. (734 sq.ft.) approx

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

THE PROPERTY

Welcome to No. 53 Blair Road, Dalry and this fabulous end-terrace home nestled within an ever-popular locale. The property boasts a substantial corner plot and is set just a short walk from Dalry Train Station, as well as a host of local amenities and schooling, offering a fabulous opportunity for first-time buyers, families, and professionals alike.

First impressions are everything, and No. 53 Blair Road is no exception. Over recent years, our client has made several improvements to include replacing the roof and having the property re-rendered. The wrap around gardens have been meticulously maintained, and there is a multi-car gravel driveway and detached garage which offer safe off-street parking.

Upon entering the property, a warm and welcoming reception hallway greets you, leading you in the first instance to the lounge. The family lounge is superbly spacious, and is bathed in natural light thanks to the dual-aspect window formations. There is a wall-mounted electric fireplace, perfect for those chilly evenings and the generous proportions offer ample room for dining.

Chic French doors found within the lounge give direct access to the well-maintained rear garden – the true highlight of the home. This space offers a fantastic space for children and pets alike, and the potential to extend with the relevant planning permission in place.

The fitted kitchen houses an array of wall and base mounted units with contrasting granite-effect worktops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring electric hob with electric oven/grill and extractor hood, and there is ample freestanding space for a fridge/freezer, washing machine and dishwasher.

Venturing to the upper level, you'll discover two generously proportioned double bedrooms which both benefit from in-built cupboards, and the loft space has been floored offering excellent storage solutions. Completing the home internally is the ultra-modern shower room, comprising of a walk-in shower cubicle, W.C., and wash hand basin. Contemporary chrome fixtures and fittings can be found throughout.

The property further benefits from gas-central heating and recently replaced 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. Park and ride facilities at Dalry train station are less than a ten-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.

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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