



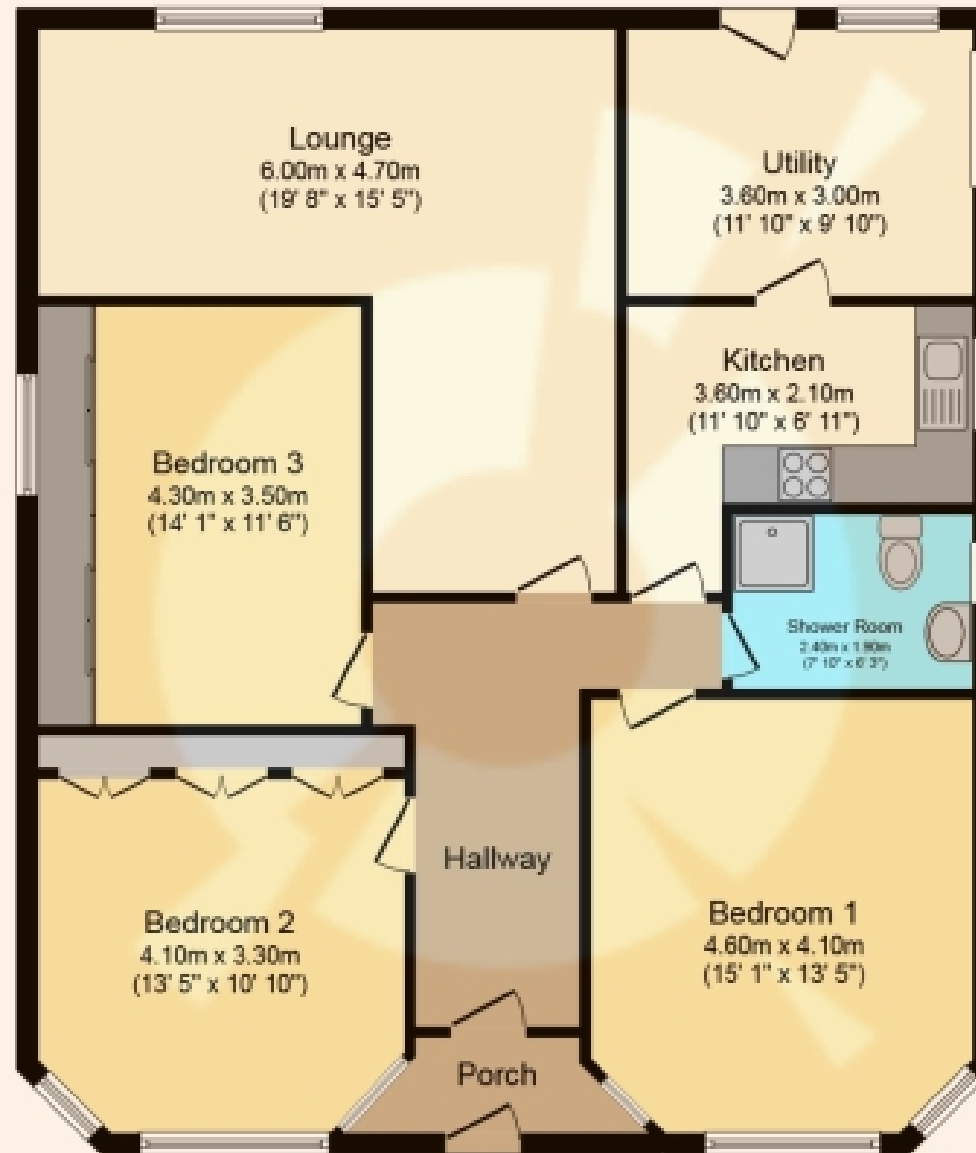
**44 James Street, Dalry**

**Offers Over £165,000**









## Floor Plan

Total floor area 110.4 sq.m. (1,188 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. 44 and this charming, extended detached bungalow set within the highly sought-after James Street, Dalry. Perfectly positioned, this property is sure to appeal to a wide range of purchasers.

A well-maintained garden sits to the front of the home, as well as a spacious multi-car driveway which allows for safe off-street parking.

Upon entering, the lounge sits to the rear of the property and boasts generous proportions. The lounge also opens out into an open plan dining area – perfect for entertaining guests, or family dinners.

The well-appointed kitchen features an array of base and wall cabinetry boasting plenty of storage and workspace. There is ample space for free-standing appliances where desired, and our clients have cleverly extended the kitchen to allow a large utility room, offering an excellent area for further storage.

There are three sizeable bedrooms within the home. Bedroom One is currently being utilised as a second sitting room and boasts large bay windows which fill the room with plenty of natural light, and Bedrooms Two & Three both feature convenient in-built storage. Completing the property internally is the recently installed wet room, comprising of w.c, wash hand basin, and shower.

The rear garden has been kept low maintenance and comprises of sections of lawn, mature shrubbery, and a paved area – perfect for children and pets alike.

Nestled in the charming town of Dalry, James Street offers a quaint and inviting living experience. This residential area exudes a sense of community, making it an ideal location for those seeking a peaceful yet connected lifestyle. You can enjoy the convenience of being within walking distance of the Dalry Public Park, Lynn Glen Falls, and local amenities, including shops and cafes.

Dalry itself boasts good transport links connecting residents to nearby towns and Glasgow city centre by train, bus or car. The primary and secondary school is just a short drive away. 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.

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