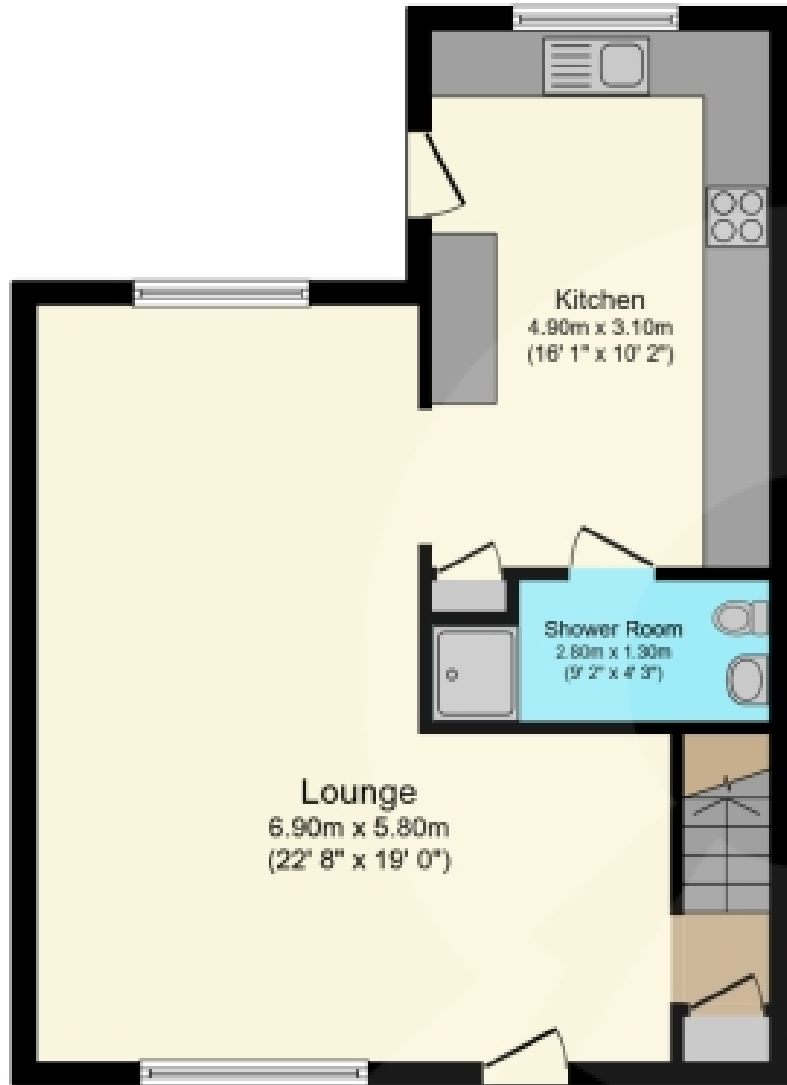




8 Roche Way, Dalry

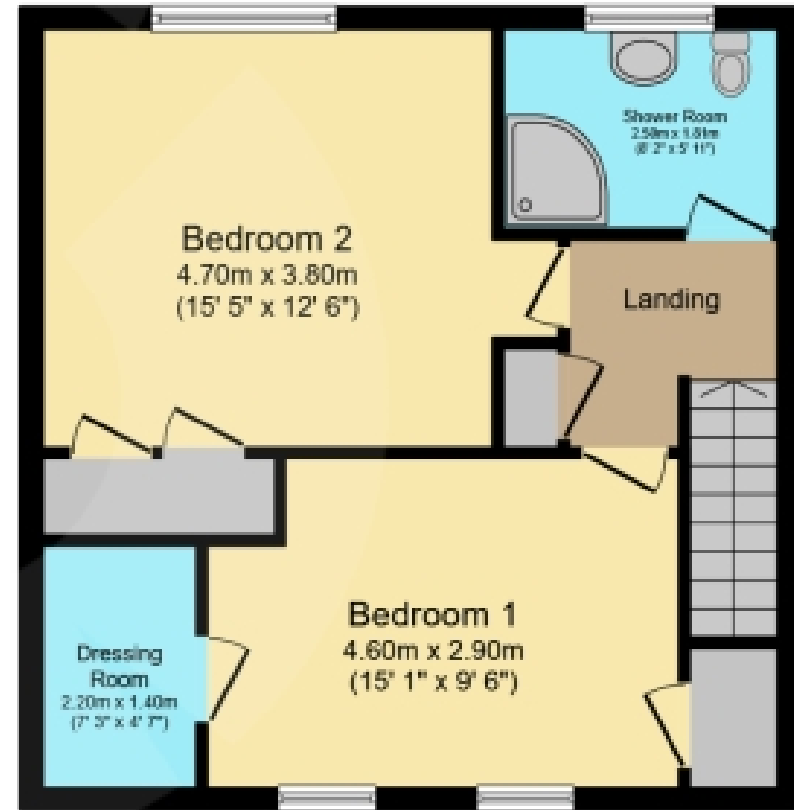
Offers Over £99,995





Ground Floor

Floor area 54.0 m² (581 sq.ft.)



First Floor

Floor area 46.2 m² (498 sq.ft.)

TOTAL: 100.2 m² (1,079 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** IMPRESSIVE DIMENSIONS THROUGHOUT ** TWO SHOWER ROOMS ** EXCELLENT IN-BUILT STORAGE ** LOW-MAINTENANCE REAR GARDEN ** SELDOM AVAILABLE LOCALE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 8 Roche Way. This seldom available terraced home is situated in a seldom available locale. Boasting impressive dimensions, this wonderful extended home is sure to appeal to a wide range of purchasers.

Safe off-street parking is available via the car park at the rear of the property. Upon entering, you'll gain access in the first instance to the spacious family lounge, accommodating ample space for a dining table and chairs.

Our clients have cleverly extended the property, to add a contemporary kitchen featuring an array of white wall and base mounted units. Integrated appliances include a 4-ring gas hob with extractor hood, double oven, fridge/freezer and dishwasher which will all be included within the sale. The dual-aspect window formations help to maximise natural light, and a double-glazed door provides direct access to the rear garden. An impressive addition to the home is the downstairs shower room which features a three-piece suite.

The rear garden is easily maintained and includes a combination of patio and decorative stone chips. A timber shed provides ample storage for garden equipment, and a communal car park provides safe off-street parking for residents and visitors alike.

A carpeted staircase within the lounge gives access to the upper level, where you'll find two generously proportioned bedrooms. Both bedrooms boast excellent in-built storage, and there is a sizeable cupboard within Bedroom Two which allows space for a desk and chair – offering a useful workspace. Completing the internal accommodation is the second shower room, which comprises of a three-piece suite to include a walk-in shower cubicle, W.C., and Wash-hand basin.

The property is equipped with gas central heating and double glazing throughout, ensuring every room enjoys a delightful warmth. Combined with its impressive extension and prime location, this home presents an appealing choice for those in search of spacious and comfortable living in Dalry.

Nestled in the heart of Ayrshire, Dalry offers convenient access to transportation and essential amenities. The town benefits from excellent transport links, making it easy to connect with neighbouring communities as well as Glasgow City Centre and further out. With reliable public transportation options, residents enjoy the convenience of commuting for work or leisure.

Dalry boasts a range of amenities, including local shops and charming cafes, providing residents with everything they need within arm's reach. The town's community spirit is evident in its welcoming atmosphere, with social hubs like traditional pubs and community centre serving as gathering places. Westpark Wynd is also a short drive to the local primary and Secondary schools.

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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