



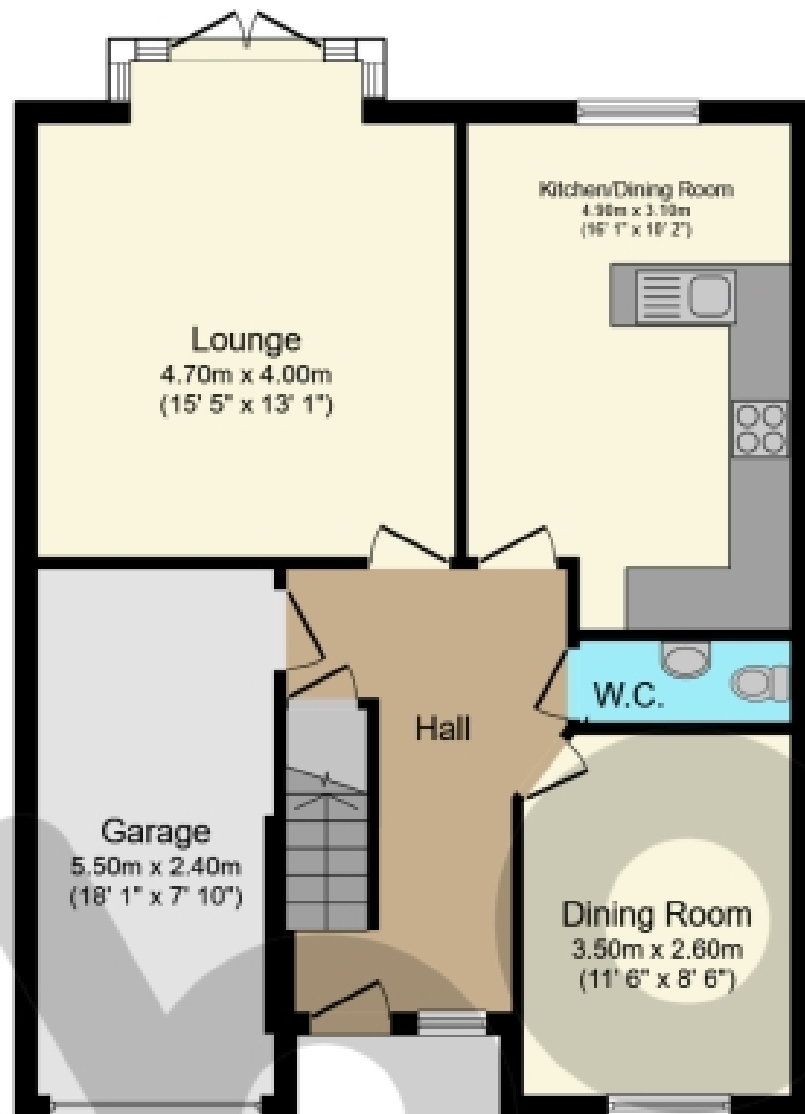
**7 Caaf Close, Dalry**

**Offers Over £259,995**



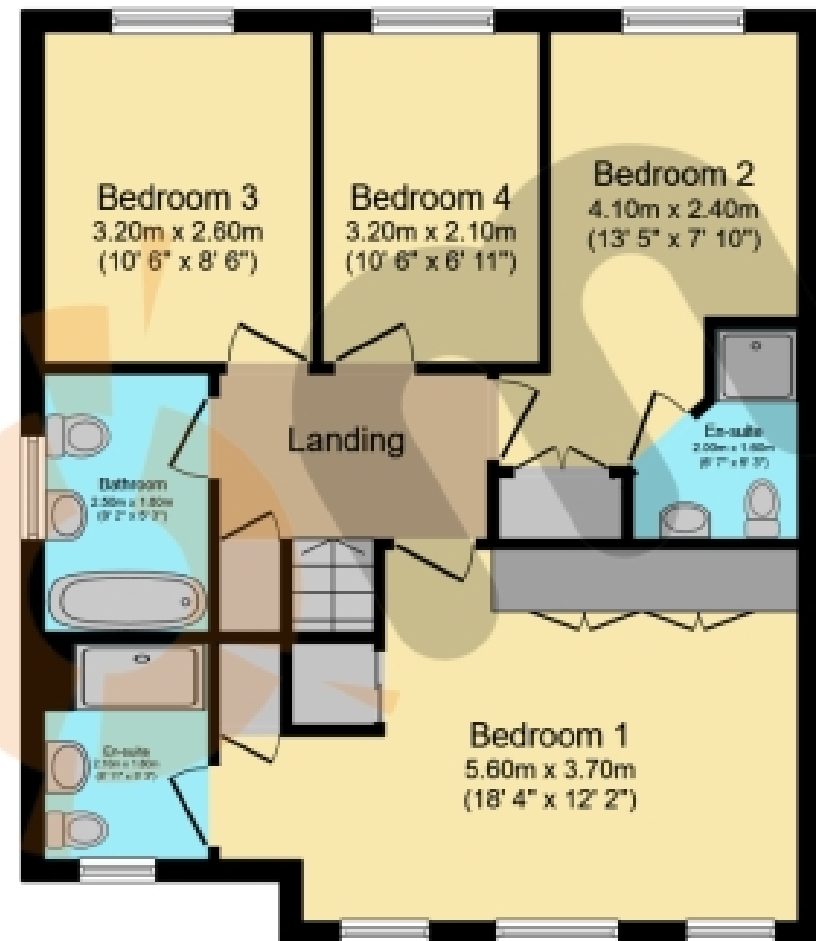






### Ground Floor

Floor area 67.9 sq.m. (730 sq.ft.)



### First Floor

Floor area 61.3 sq.m. (659 sq.ft.)

**Total floor area: 129.1 sq.m. (1,390 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](http://www.Propertybox.io)

## THE PROPERTY

**\*WALK-IN CONDITION \* STYLISHLY DECORATED THROUGHOUT \* PERFECT FAMILY HOME \* COUNTRYSIDE VIEWS \* SOUGHT-AFTER CUL-DE-SAC POSITION \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 7 Caaf Close, a beautifully maintained family home located in a sought-after cul-de-sac position in Dalry. Offering generous living space, the property features two spacious public rooms, four bedrooms, and four bathrooms-making it the perfect home for family living.

To the front of the property, you'll find a well-maintained lawn area and a multi-car driveway that leads to the integral garage and the entrance door to No. 7. Step inside to a welcoming hallway, which provides access to all of the ground-floor rooms.

The lounge offers generous proportions and is elegantly decorated in neutral grey tones, complimented by a matching carpet. Natural light floods the space through the double patio doors, which open out to the rear garden.

The kitchen features a range of wall and floor cabinets with sleek grey gloss doors and chrome handles. It comes fully equipped with quality integrated appliances, including a composite grey sink with a mixer tap, a four-burner gas hob with extractor, and an oven. Freestanding appliances include a washer-dryer and a double fridge-freezer. The kitchen also offers plenty of space for casual dining, making it ideal for relaxed meals with family and friends. For more formal gatherings, the separate dining room provides the perfect setting for hosting dinner parties. Completing the ground floor is a convenient w.c.

The upper floor comprises four spacious bedrooms and three additional bathrooms. Each bedroom offers generous proportions and is decorated in light, neutral tones. Bedrooms One and Two both feature en-suite shower rooms and built-in storage. Bedroom four is currently used as a home office but could easily serve as a comfortable bedroom. The modern family bathroom includes a WC, wash hand basin, and a relaxing spa bathtub.

Externally, the garden offers breathtaking views over the surrounding countryside, providing a stunning backdrop from the rear of the house. It features beautifully manicured lawns, a paved patio area, and a sociable deck, ideal for outdoor entertaining. At the end of the garden, a charming summer house offers a peaceful retreat, perfect for enjoying the outdoors all year round.

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. Wilson 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.

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