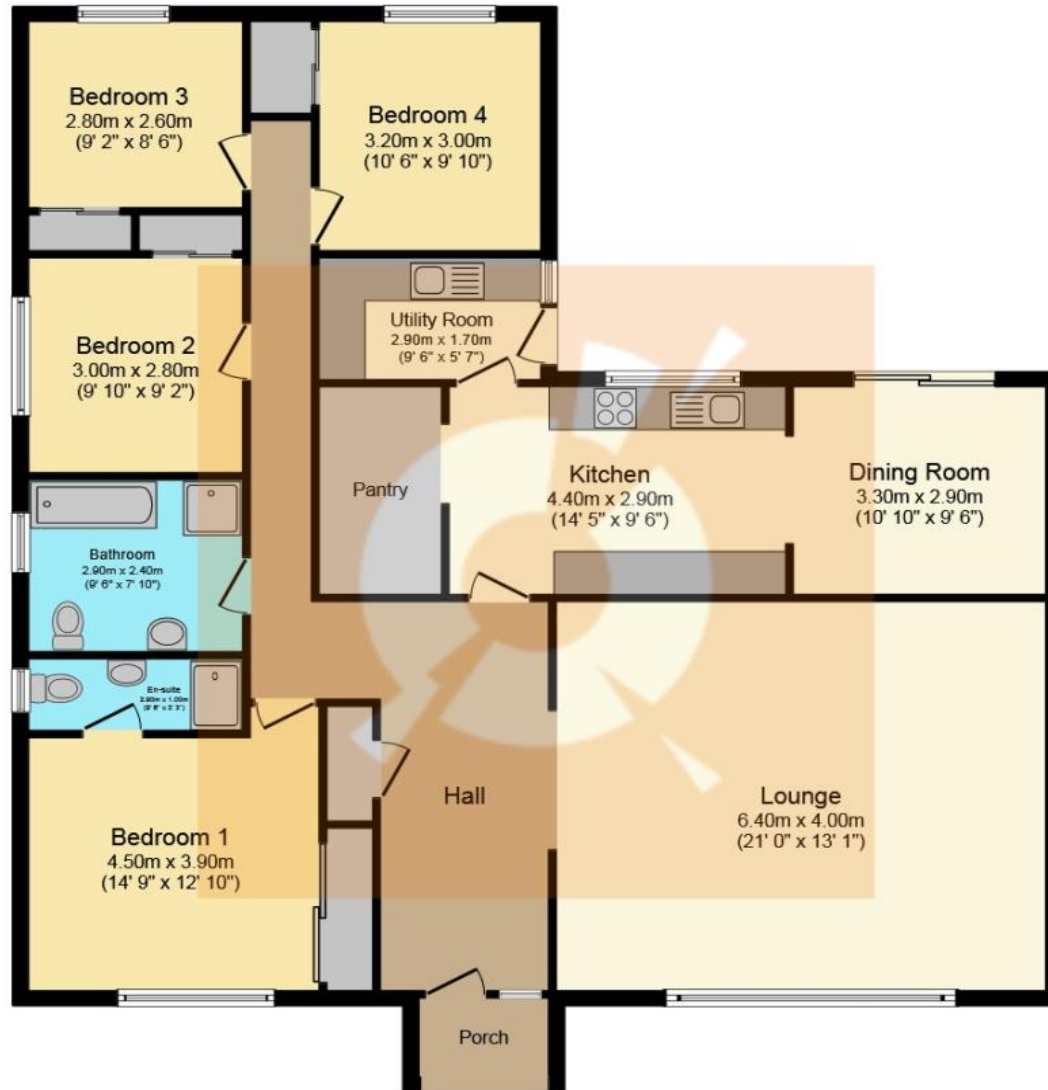




2 Townend Lane, Dalry

Offers Over £199,000





Floor Plan

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

THE PROPERTY

A stunning property combining contemporary flare with outstanding comfort. Please call your local estate agents The Property Boom for more details on this stunning BUNGALOW situated in a charming Dalry locale.

This truly fantastic bungalow is a MUST SEE. This is a rare opportunity to own a substantial family home in a delightful location and situated on a sizable plot. Wide decorative paved steps lead to a particularly spacious entrance hallway which in turn leads seamlessly via an open entrance providing free flowing access to the lounge. The sizeable Lounge has neutral décor, natural stone tiled flooring and large double glazed window formation allowing for masses of natural sunlight to filter into the entire area.

The contemporary Kitchen has an abundance of oak effect cabinetry affording ample storage space and complimented by black marble effect counter tops, LED feature spotlighting and ceramic floor tiles. An integrated induction hob with stylish extraction hood further compliments the kitchen, as does the black composite sink with mixer tap. There is an integrated dishwasher, eye level oven and grill, plus there is a large storage pantry and separate utility area just off the kitchen providing further storage, counter tops and stainless steel sink. Plumbing for a washing machine can be found in the utility area. Off the kitchen, you'll find the tasteful Dining Room with plentiful space for family dining as well as indoor/outdoor entertaining offered via the patio doors leading to the back garden area. Tasteful floor tiles carried through from the kitchen area.

There are 4 spacious bedrooms, all of which are immaculately presented with neutral décor and quality water resistant wood effect flooring. All bedrooms come with newly fitted blinds, 2 of which are wooden, and the Master Bedroom benefits from an En Suite Shower Room consisting of a large walk in shower cabinet, chrome waterfall shower, w.c. and wash hand basin contained within a stylish vanity unit. The en suite is fully tiled to ceiling height as well as the floor with ceramic tiles and finished off perfectly with chrome fixtures including vertical heated towel rail.

The pristine Family Bathroom has elegant 4 piece sanitary ware consisting of large walk in corner shower cabinet with waterfall shower, bath, w.c. and wash hand basin. The bathroom is partially tiled, has granite effect flooring and opaque double glazed window.

All flooring has been replaced in the last 2 years and the quality flooring throughout is water resistant. All lighting within the property is LED, and the owners will be leaving all window blinds which have recently been fitted. The property further benefits from lots of storage space.

Externally the property is also a credit to the current owners. To the front of the property is a sizable driveway laid predominantly with decorative gravel, plus areas of lawn and bordered by shrubbery.

The enclosed back garden, which can be accessed via either the patio doors from the dining room or from the kitchen, is beautifully laid out with the ornate decorative pond as the centre piece. Surrounded by areas of lawn, lovely decked timber patio and areas of slabbed patio making this the ideal spot for outdoor entertaining. There is also a substantial timber shed, mature shrubbery and raised flower beds.

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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com