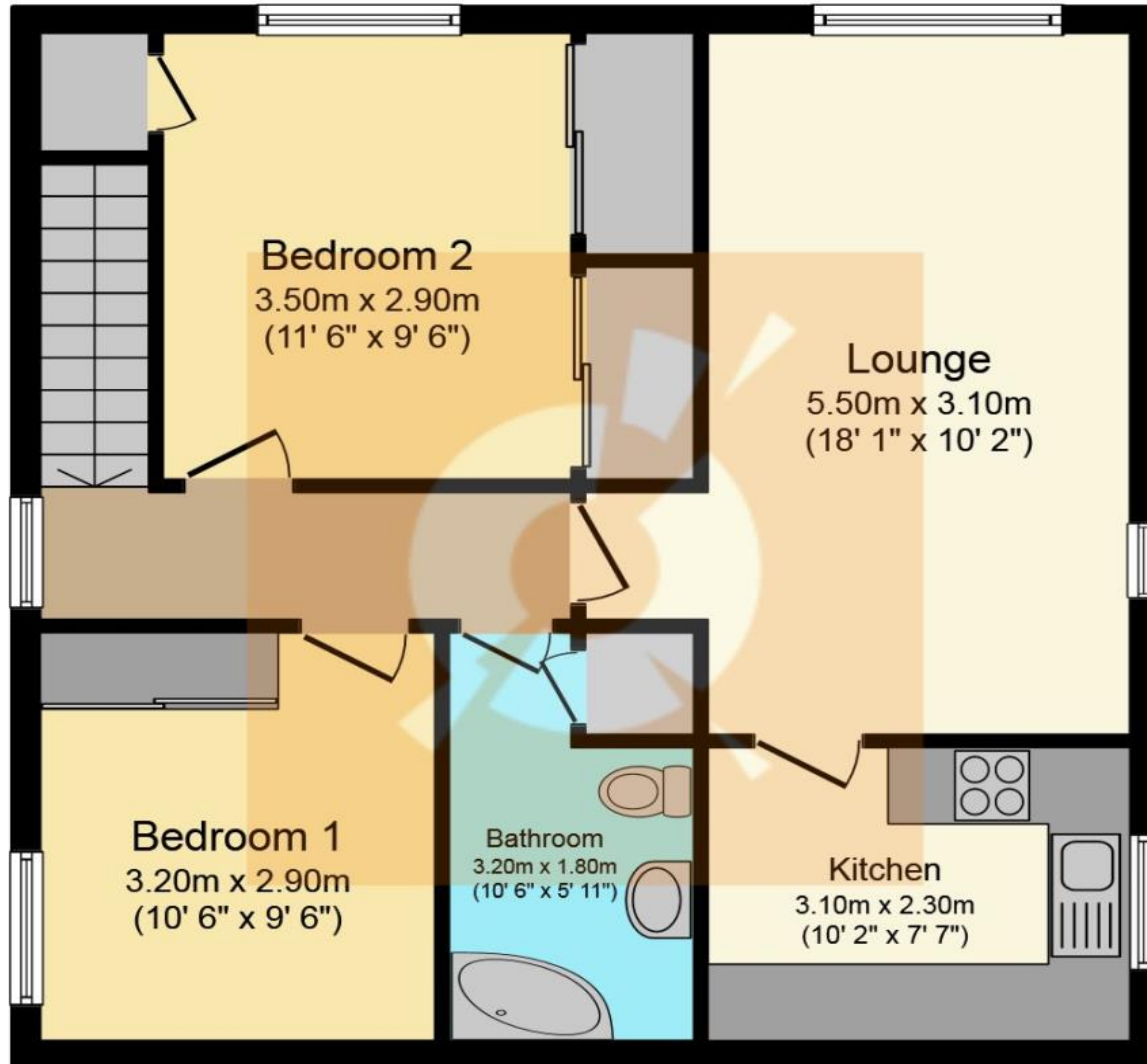




3 East Kirkland, Dalry

Offers Over £80,000





## Floor Plan

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

## THE PROPERTY

**\*\*\*CONTEMPORARY TOP FLOOR APARTMENT SITUATED IN EXCLUSIVE DALRY ESTATE\*\*\*** Boom North Ayrshire are delighted to welcome to the market this beautiful 2 bedroom flat. Please call your local agents, The Property Boom for more details.

This exciting opportunity has arisen for an astute buyer to acquire a charming home located within a highly desirable development. East Kirkland is a mixture of modern houses and apartments which are accessed via a mono block driveway and beautiful communal grounds.

Welcome to No. 3, a superbly spacious two bedroom upper flat which is situated within an attractive block of similar properties and occupies a quiet cul-de-sac location. Dalry is a popular choice for commuters and the train station is only a short walk away.

This delightful property would be an ideal first-time purchase or perfect for those looking to downsize. The superbly spacious lounge is awash with natural light from the large double-glazed window formation. Neutral décor and light carpets further enhance the feeling of bright airy spaciousness.

The modern fitted kitchen provides lots of storage space within the oak effect cabinetry. There is a tiled splashback with granite effect counter tops and floor tiles. There is a stainless-steel sink with mixer tap, plus space for a washing machine and tumble dryer. Integrated appliances consist of a fridge, freezer, dishwasher, oven, grill, hob and cooker hood which are included as part of the sale without guarantee and make this home perfect for first time buyers.

The generous master bedroom benefits from two built in mirrored wardrobes and the 2nd bedroom is also particularly spacious and also comes with built in wardrobes. The contemporary bathroom is pristine and consists of elegant white 3-piece sanitary ware including a fabulous corner bath with shower, wash hand basin and w.c.

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 minutes' drive 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.

This impressive apartment will be very popular. We would highly recommend an early viewing of this contemporary accommodation. 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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