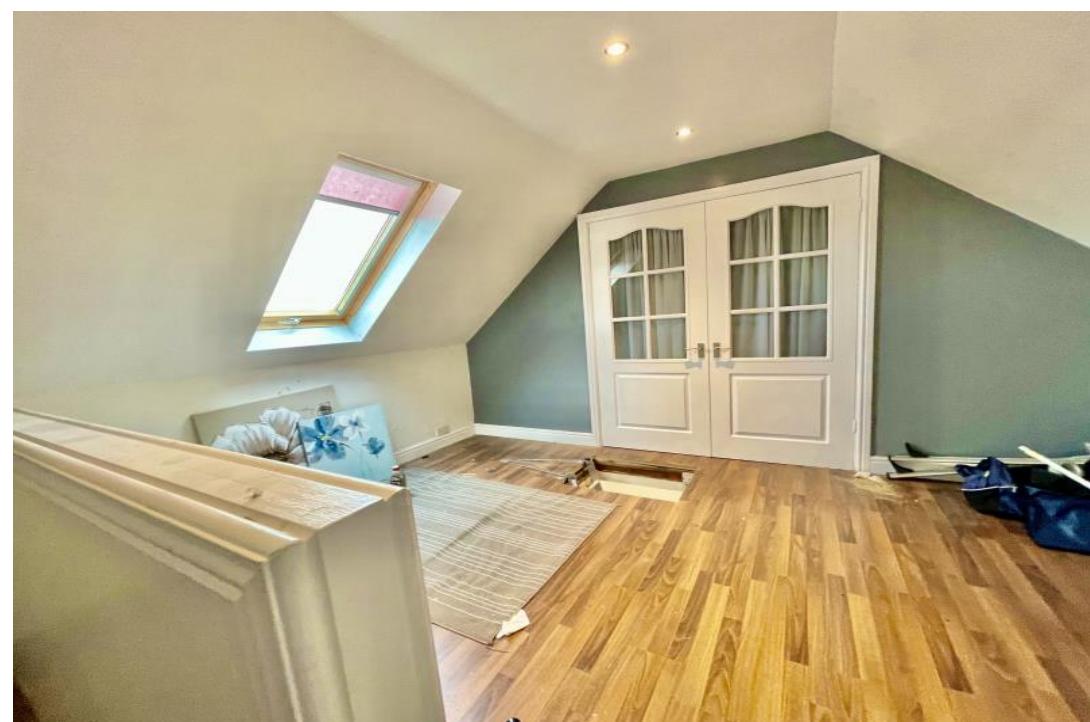
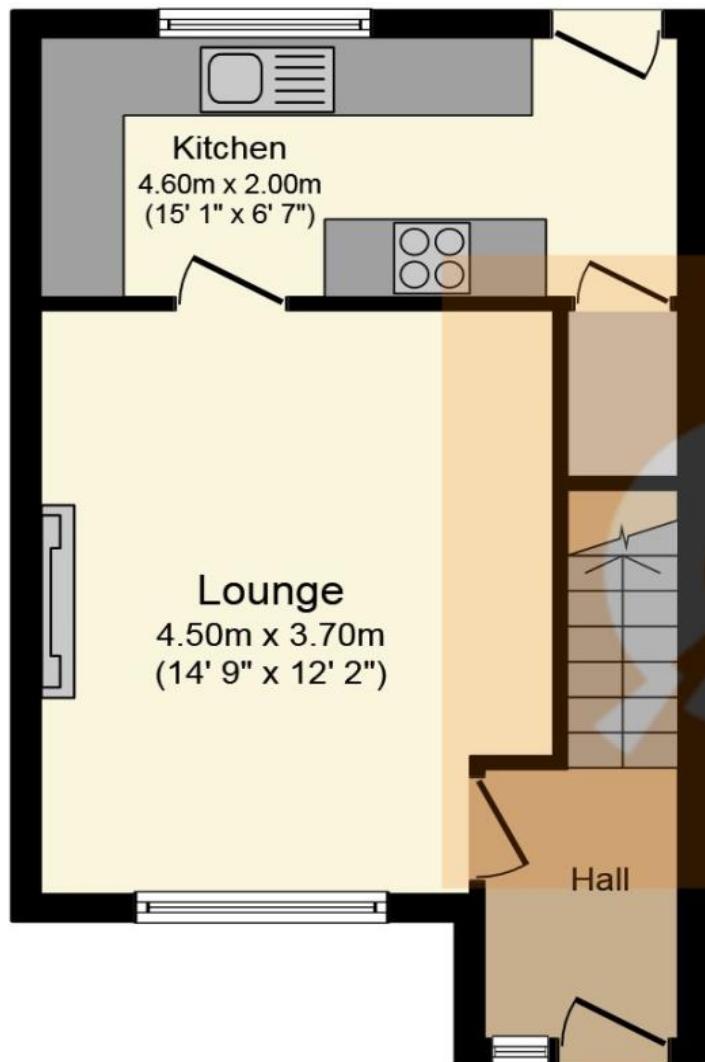




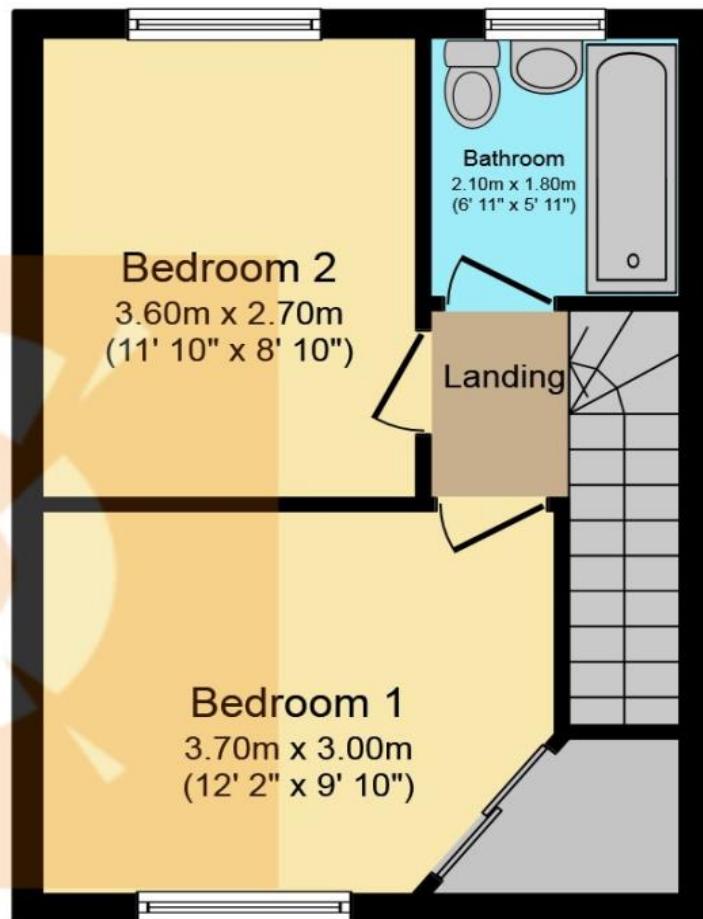
18 Kerse Avenue, Dalry

Offers Over £74,000





Ground Floor



First Floor

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

THE PROPERTY

Welcome to No. 18 Kerse Avenue and this fantastic family home. Externally, there is an easily maintained front garden and a multi-car gated gravel driveway providing ample parking for various vehicles.

Access to the property is via a tasteful UPVC door leading you in the first instance to the bright and airy entrance vestibule and in turn to the spacious family lounge which has been stylishly decorated with contemporary wall coverings and quality flooring. There is a focal point fireplace with electric fire which fills the room with a lovely warmth, offering a fabulous space to relax and unwind with family during those cold, winter nights.

Off the lounge is the exceptionally well-appointed kitchen with excellent natural light, comprising of a quality range of wall to floor mounted units and contrasting worksurface to create a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap and integrated appliances include a 5-ring gas hob and double oven with extractor hood and fridge freezer which will all be included within the sale of the property, making this an excellent purchase for a first-time buyer or professionals alike.

The extensive rear garden can be accessed via the kitchen and is fully enclosed, creating a safe and secure environment for children and pets alike and is easily maintained with a sociable patio and decking area, ideal for outdoor entertainment/dining alfresco.

Access to the upper level of the property is via a carpeted staircase with white timber handrail and banister, leading you to two generously proportioned double bedrooms which have both been tastefully decorated with fresh, neutral tones. Bedroom one further benefits from built-in mirrored wardrobes, providing excellent storage solutions. There is a substantial floored loft space with velux windows which adds another useable space with a variety of uses.

The recently installed, ultra-modern family bathroom completes this wonderful accommodation internally with a three-piece suite to include a shower-over-bath, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit. Contemporary chrome fixtures and fittings can be found throughout to include the chrome heated towel rail.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

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 five-minute 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.

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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