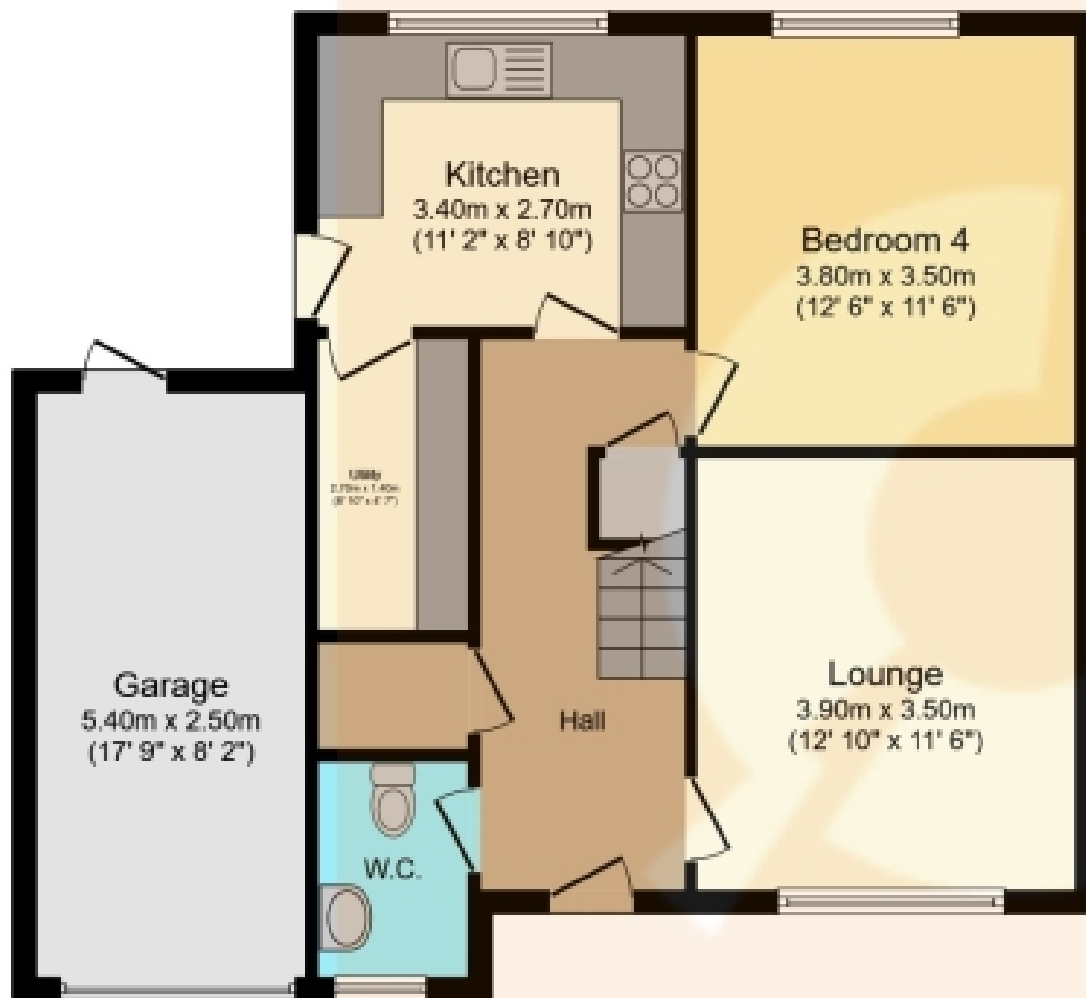


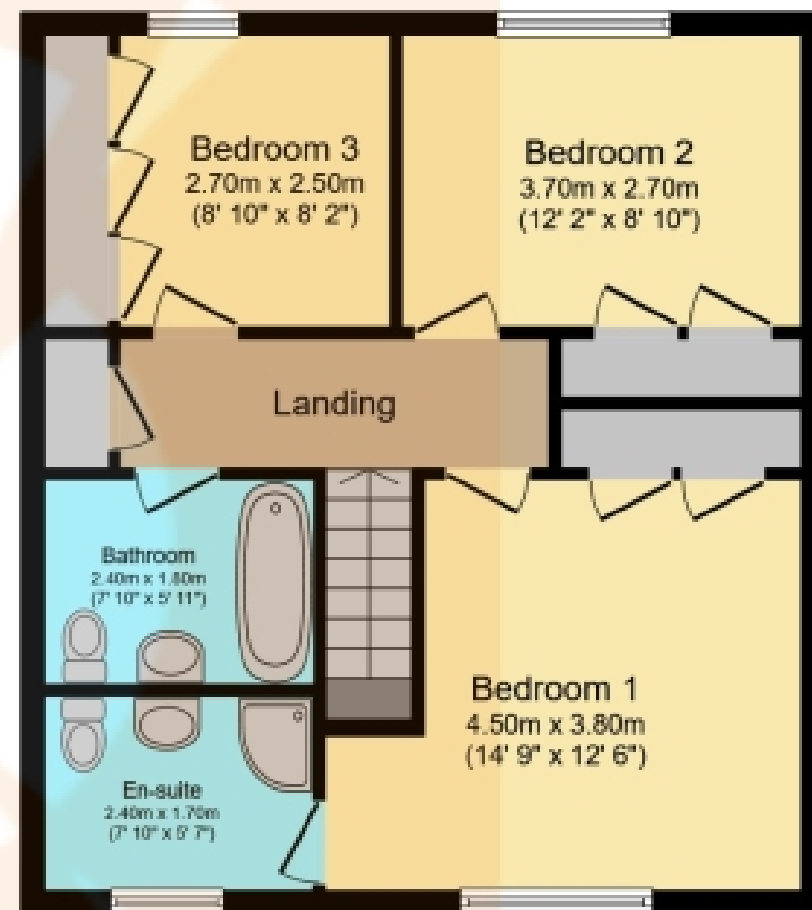
**6 East Kirkland, Dalry**

**Offers Over £210,000**





**Ground Floor**



**First Floor**

Total floor area 125.7 sq.m. (1,353 sq.ft.) approx

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

## THE PROPERTY

**BOOM!! \*EXTENSIVELY REFURBISHED HOME PRESENTED IN WALK-IN CONDITION\* BRAND NEW MODERN KITCHEN \* NEW BOILER \* FRESHLY DECORATED THROUGHOUT \* WELL-MAINTAINED REAR GARDEN \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Situated in East Kirkland, a sought-after private estate within the ever-popular Dalry locale is No.6; a stunning detached villa presented in true walk-in condition. The home has been extensively refurbished over the last year to create a desirable family offering both modern & spacious living.**

The front of the home holds not only a paved multicar driveway but also a manicured lawn section that separates a monobloc driveway too. Upon entering No.6 you're welcomed through a bright & inviting reception hallway that sets the tone for the home within. The family lounge has been tastefully decorated with light tones for a neutral space to relax and unwind.

Into the kitchen, it has been recently upgraded to a contemporary & efficient workspace. Fitted with quality white gloss wall and base mounted units paired with marble effect worktops alongside quality integrated appliances, to include an induction hob & oven. Off the kitchen is a convenient matching utility room providing additional storage & workspace.

Situated on the ground level is Bedroom Four, a spacious rear facing room currently utilised as a dining room for flexible living space. Completing the ground level is a pristine W.C. which is perfectly elegant in all its simplicity.

Into the upper level are a further three double bedrooms, all rooms further benefit from built-in sliding mirrored wardrobes with Bedroom One further boasting an en-suite shower room. Completing the home internally is a fully tiled, three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin enclosed within stylish vanity unit.

The rear garden has been kept easily maintainable with a large sociable patio area, manicured lawn section and recently added raised decking area; the perfect space for dining alfresco during the summer months.

No.6 East Kirkland, Dalry presents a spacious and contemporary family home. Its close proximity to the train station provides excellent transportation links, making it an ideal choice for those who value convenience.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. 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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