



**Fairview, Dalry**

**Offers Over £350,000**





## Floor Plan

Floor area 124.9 sq.m. (1,344 sq.ft.)

**TOTAL: 124.9 sq.m. (1,344 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

**\*RURAL COUNTRYSIDE SETTING WITH PANORAMIC VIEWS\* IMPRESSIVE DIMENSIONS \* LOW-MAINTENANCE GARDEN \* EXCELLENT IN-BUILT STORAGE \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Surrounded by the picturesque Ayrshire countryside, Fairview offers a charming, rural home all on one level. Here, the uninterrupted beauty of the surrounding countryside serves as a breathtaking backdrop to your everyday life.

The home is surrounded by low-maintenance decorative gravel and paved areas, offering ample parking and the perfect spot to take in the uninterrupted views. Step inside through a warm and welcoming reception hallway, which seamlessly connects to all rooms within the property.

The family lounge impresses with its generous dimensions, neutral décor, and an abundance of natural light streaming through the picture-frame window. Throughout the home, a blend of neutral tones and oak accents enhances the sense of space and tranquillity.

The well-appointed kitchen features a range of oak-effect wall and base units, complimented by marble-effect countertops, for an efficient workspace. There is ample room for freestanding appliances, while the adjoining utility room provides additional storage, workspace, and space for extra appliances as needed. Off the utility room a convenient W.C.

The charming formal dining room offers a versatile living space, perfect for enjoying family meals or transforming into a home office to suit your needs.

Within Fairview are three generously proportioned double bedrooms all boasting excellent in-built storage solutions. Completing the home internally is a four-piece bathroom comprising of bathtub, W.C., wash hand basin and walk-in shower cubicle.

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 10 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.

**\*\*Please note: Some images in this listing have been digitally enhanced using AI technology for illustrative purposes \*\***

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.

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