

12a Garnock Street

DALRY, NORTH AYRSHIRE, KA24 4BT



*BRIGHT AND SPACIOUS THREE-BEDROOM
UPPER CONVERSION*



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Part Exchange Available. McEwan Fraser Legal are delighted to present to the market this spacious three-bedroom upper conversion positioned in a popular pocket of Dalry. The property offers spacious and light-filled accommodation on one level and has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. A real bonus is the off-road parking to the rear with a garage thereafter.





The property is accessed to the rear with stairs rising to the main door, which allows access to all apartments. A bright and airy lounge with a pleasant outlook is flooded with natural light.

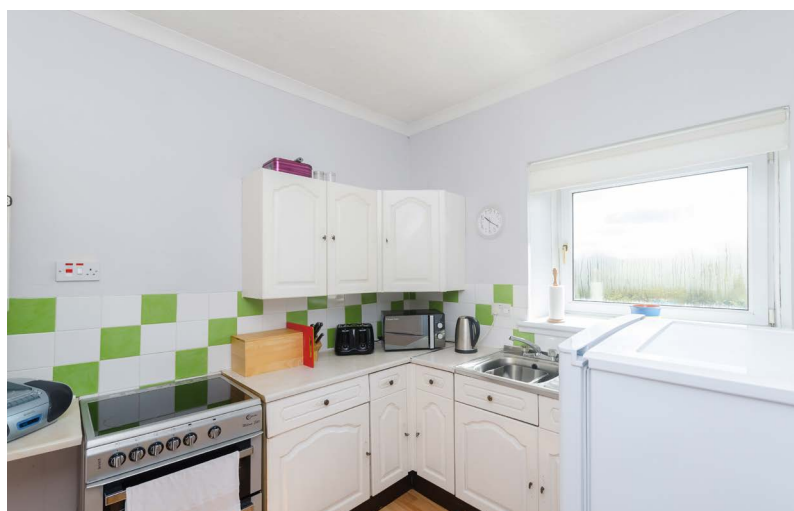


The Lounge



The Kitchen

The kitchen offers a selection of base and wall units with space for free-standing appliances.





The three well-appointed double bedrooms are bright and airy - all with a range of furniture configurations and ample room for additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements. The current owner has utilized one of the rooms as a dining room.

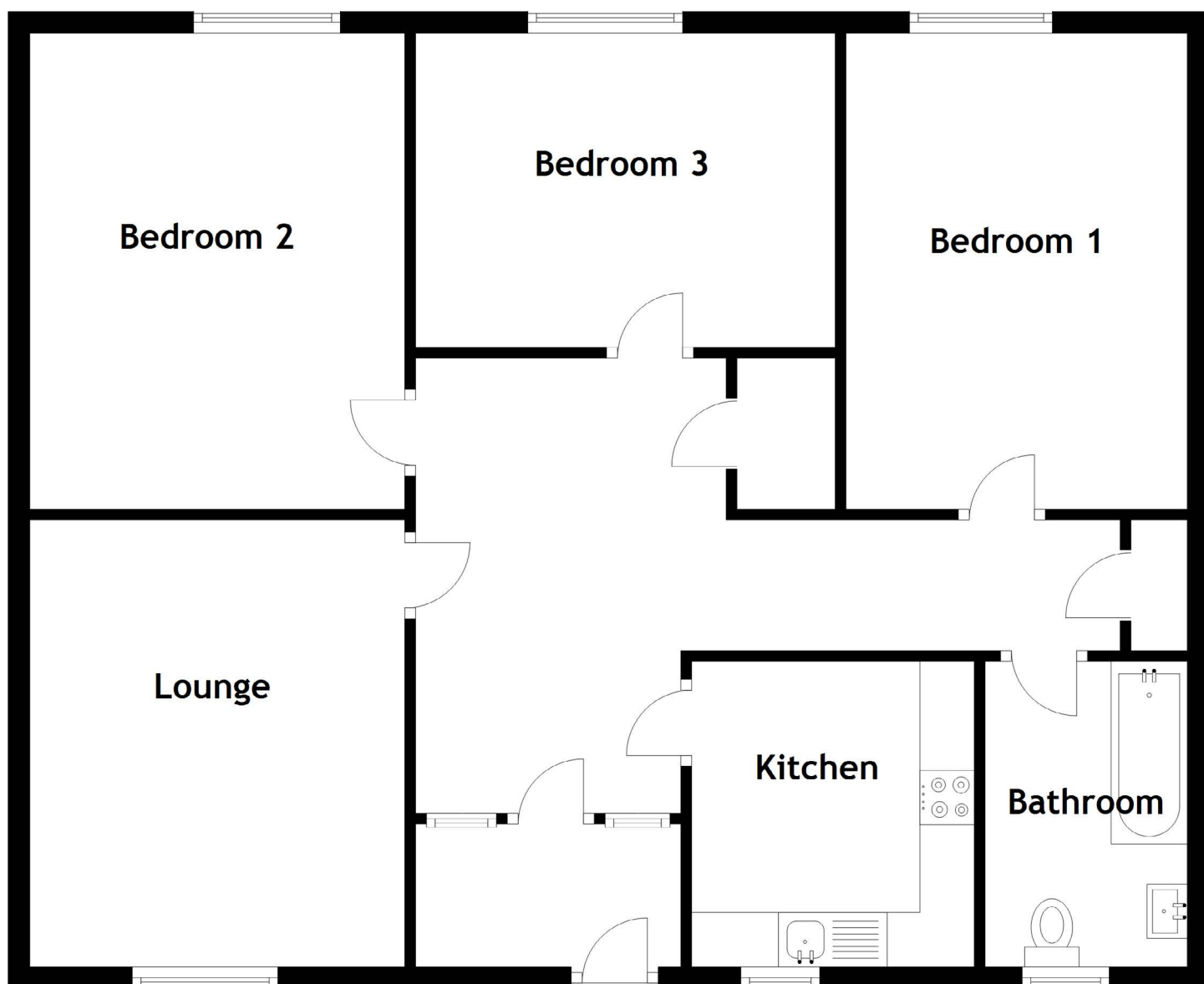


The Lounge



A contemporary shower room completes the accommodation internally.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.11m (13'6") x 3.45m (11'4")	Bathroom	2.64m (8'8") x 1.86m (6'1")
Kitchen	2.71m (8'11") x 2.60m (8'6")	Gross internal floor area (m ²): 85m ² EPC Rating: E	
Bedroom 1	4.43m (14'6") x 3.14m (10'4")		
Bedroom 2	4.38m (14'4") x 3.52m (11'7")		
Bedroom 3	3.86m (12'8") x 2.89m (9'6")		





Externally, to the rear the property boasts a private section of the communal garden which is a real suntrap.

Further features include gas central heating and double glazing for a warm yet cost-effective way of living all year round.





Garnock Street is in the former mining town of Dalry. Only thirty-five minutes drive from Glasgow city centre and twenty-five minutes to Glasgow International Airport, it has grown popular for commuters working in Glasgow and surrounding areas.

Local shops in Dalry provide the necessary day to day requirements. The town also offers a good range of high street shops, supermarkets, bakers and all other professional facilities. There is a choice of primary education, and secondary schooling is available in Kilbirnie and other outlying areas. From Dalry travelling Northward on the A737, gives access to the M8 and leads into Glasgow.

Travelling southward takes you to Irvine and Ayr and the Ayrshire coast takes only ten minutes by car. Dalry has a mainline rail station with a comprehensive half-hourly service to Glasgow and the main west coastline south. Glasgow Airport is twenty miles away and is the main route for all the major tour operators. Ayrshire is famous worldwide for golf with championship courses at Royal Troon and Turnberry.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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