

101 Dalry Road

LOADINGBANK, KILBIRNIE, NORTH Ayrshire, KA25 6JB



*The ideal property for those looking to put
their own stamp on their new home*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange Available. McEwan Fraser Legal are delighted to present to the market this good-sized two end-terraced villa, situated within a highly sought after area of Kilbirnie. The property offers spacious accommodation over two levels and would make an ideal buy for a wide range of potential purchasers looking for their ideal home. The property is in need of some decoration and will suit those looking for a home that they can put their own stamp on.

THE LOUNGE



A bright and spacious lounge is the perfect ambience in which to relax after a hard day with the feature fire giving the room a real cosy feel. The fitted kitchen has a good range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances with the added bonus of space provided for a table and chairs.

THE KITCHEN/DINER



The upstairs accommodation consists of two bright and airy bedrooms, both with storage space. The bedrooms are of neutral decor and perfect for those looking to put their stamp and ideas into action. A contemporary family bathroom suite completes the accommodation internally.

BEDROOM 1





BEDROOM 2 & BATHROOM

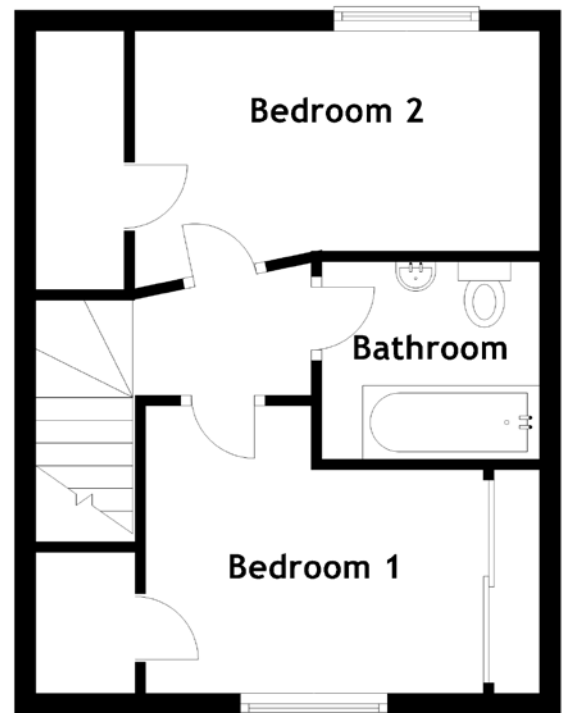
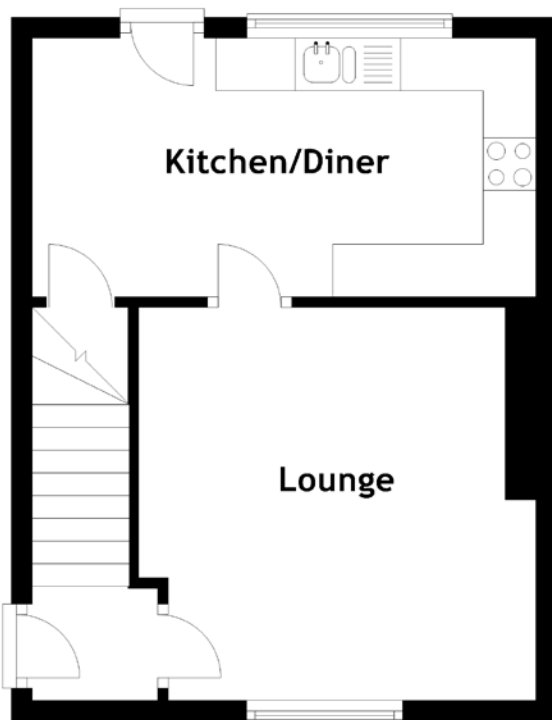


THE GARDENS

The property has private gardens, with a driveway to the side providing off road parking and a detached garage thereafter.



FLOOR PLAN, DIMENSIONS & MAP



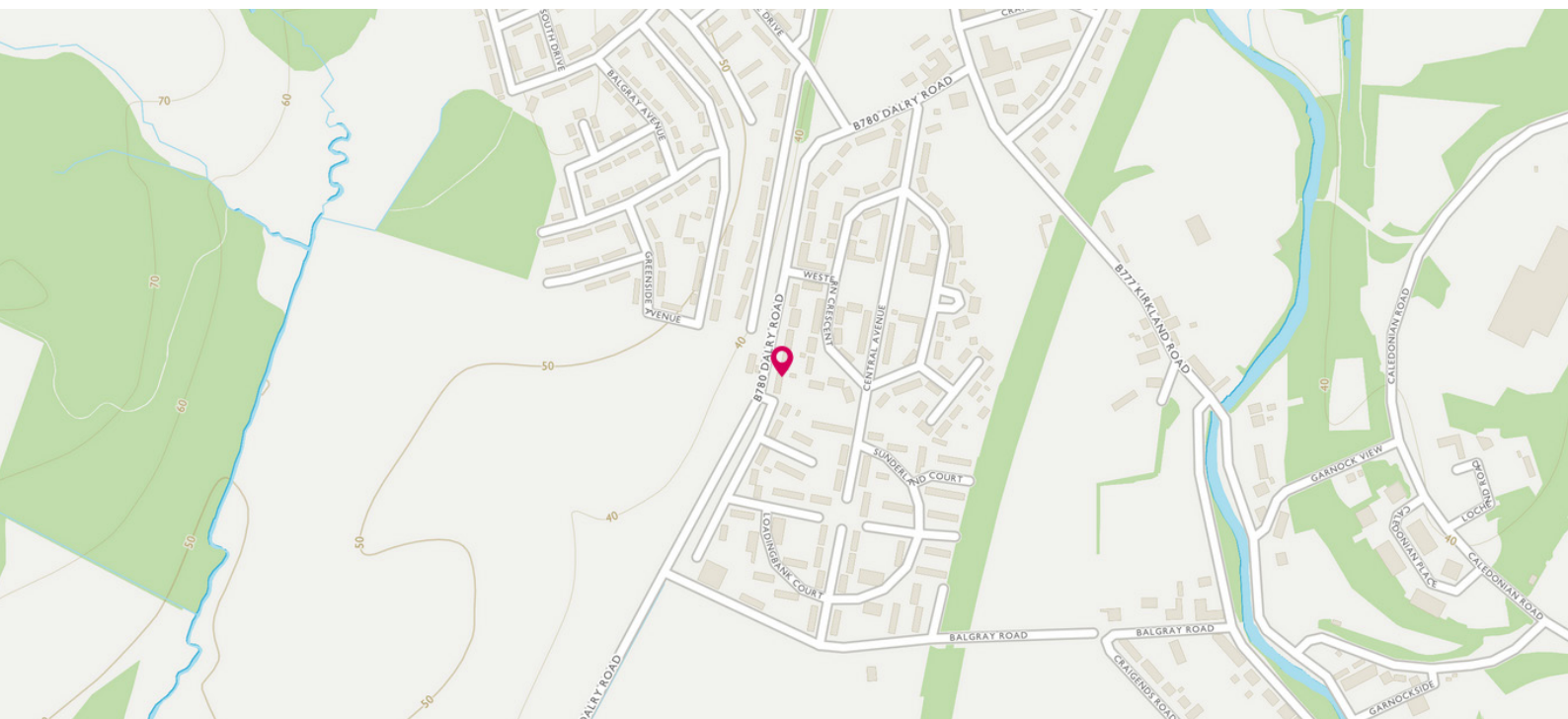
Approximate Dimensions
(Taken from the widest point)

Lounge	3.78m (12'5") x 3.74m (12'3")
Kitchen/Diner	4.79m (15'9") x 2.46m (8'1")
Bedroom 1	3.21m (10'6") x 2.83m (9'3")
Bedroom 2	3.85m (12'8") x 2.53m (8'4")

Bathroom 2.07m (6'9") x 1.88m (6'2")

Gross internal floor area (m²): 59m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.



THE LOCATION

101 Dalry Road is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery but still close enough to the main towns.





The property is located twenty miles south-west of Glasgow and approximately ten miles from Paisley and Irvine. There is good schooling at both primary and secondary level including Moorpark, St Bridgets and the new Garnock Community Campus which is a non-denominational 2-18 comprehensive campus and also includes facilities such as swimming pool, indoor sports halls, fitness suite, theatre, community rooms, café, 11-a-side 3g astroturf and 11-a-side grass pitch.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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