

# 45 Wingate Avenue

DALRY, NORTH AYRSHIRE, KA24 4AY



*EXCELLENT THREE-BED SEMI, FULLY  
REFURBISHED AND WALK-IN CONDITION*



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We are delighted to offer to the market this beautiful three-bed semi-detached family home. Set in a perfect and secure corner position, in a quiet street with a great neighbourly spirit all around it, it's ideal for any family. This area is always very popular, due in part to some of the traditional values preferred by families, - the streets are quiet and everybody actually knows each other.

The property has recently benefited from a series of upgrades, thereby creating an excellent home in walk-in condition. Upgrades include a large Mono-blocked driveway, landscaped gardens, roof and wall insulation, a new roof with Velux windows, a floored and lined loft area, new double glazing and gas central heating, new internal doors, an electric vehicle charging point and many more. The property has at least £35,000 spent on it and it is evident to any viewer this would be a great property to own as all the hard work has already been done.

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The accommodation comprises of a bright and welcoming lounge/diner benefiting from a feature fireplace and lots of natural light. The dining area provides excellent space for a family-sized table and chairs.

The bright kitchen is a great place to prepare a marvellous meal, with white units a gas hob, electric oven, built-in fridge and space for a free-standing washing machine.

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The family bathroom is tiled with a mains shower over the bath, ensuring an endless supply of hot water for long refreshing showers. There are three good-sized bedrooms, all bright and welcoming with two doubles and one single, two of which have built-in storage.







**Bedroom 1**







**Bedroom 2**







**Bedroom 3**



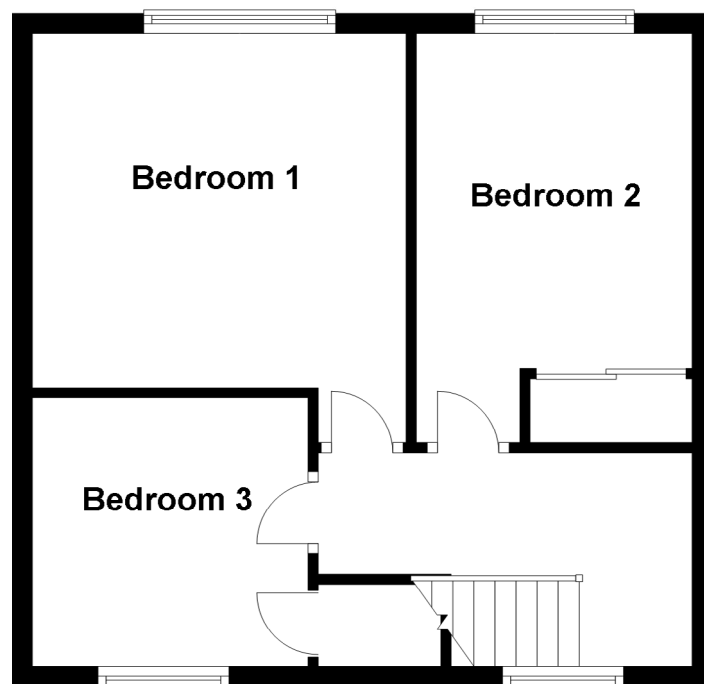
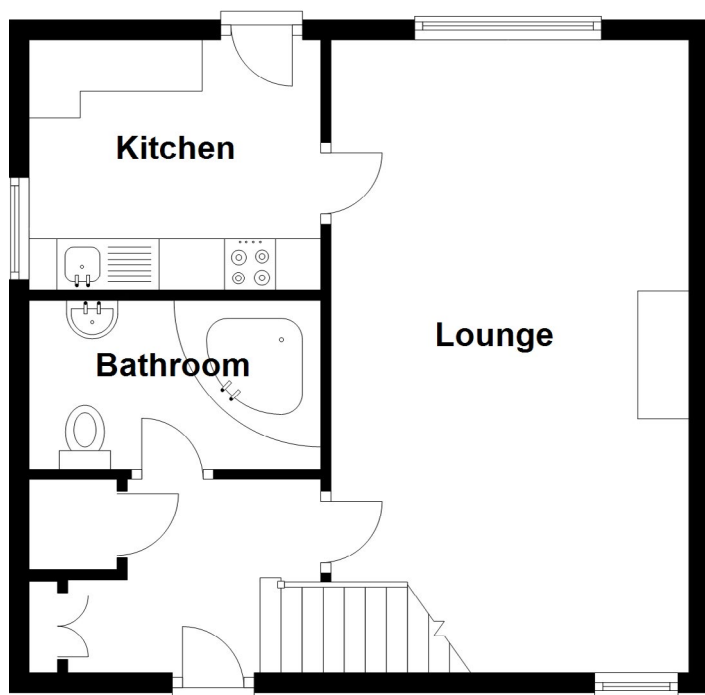
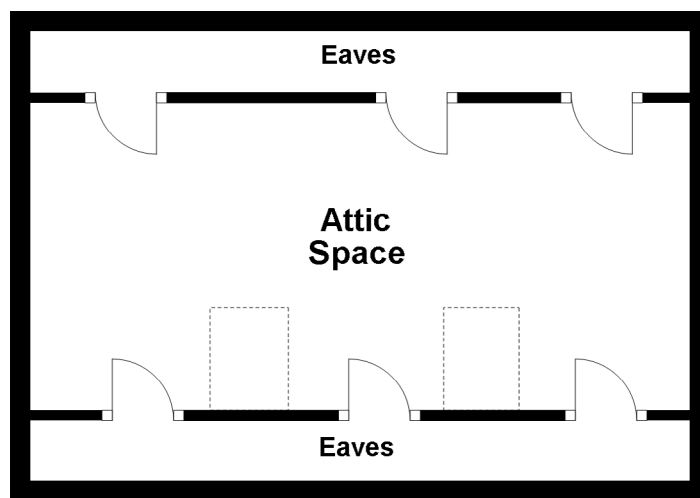












#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")	Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Kitchen	2.85m (9'4") x 2.45m (8')	Attic Space	6.60m (21'8") x 3.00m (9'10")
Bathroom	2.85m (9'4") x 1.65m (5'5")		
Bedroom 1	4.00m (13'1") x 3.75m (12'4")	Gross internal floor area (m <sup>2</sup> ): 76m <sup>2</sup>	
Bedroom 2	4.00m (13'1") x 2.70m (8'10")	EPC Rating: C	





Double glazing and gas central heating keeps the house warm and comfortable. Parking is plentiful on the large mono-blocked driveway to the front aspect of the property and the rear garden is secure and child friendly.

This is a home that is sure to appeal to a wide swathe of buyers given it ticks so many boxes; Fantastic refurbishment, popular location, great accommodation, excellent value for money, early viewing is strongly advised.

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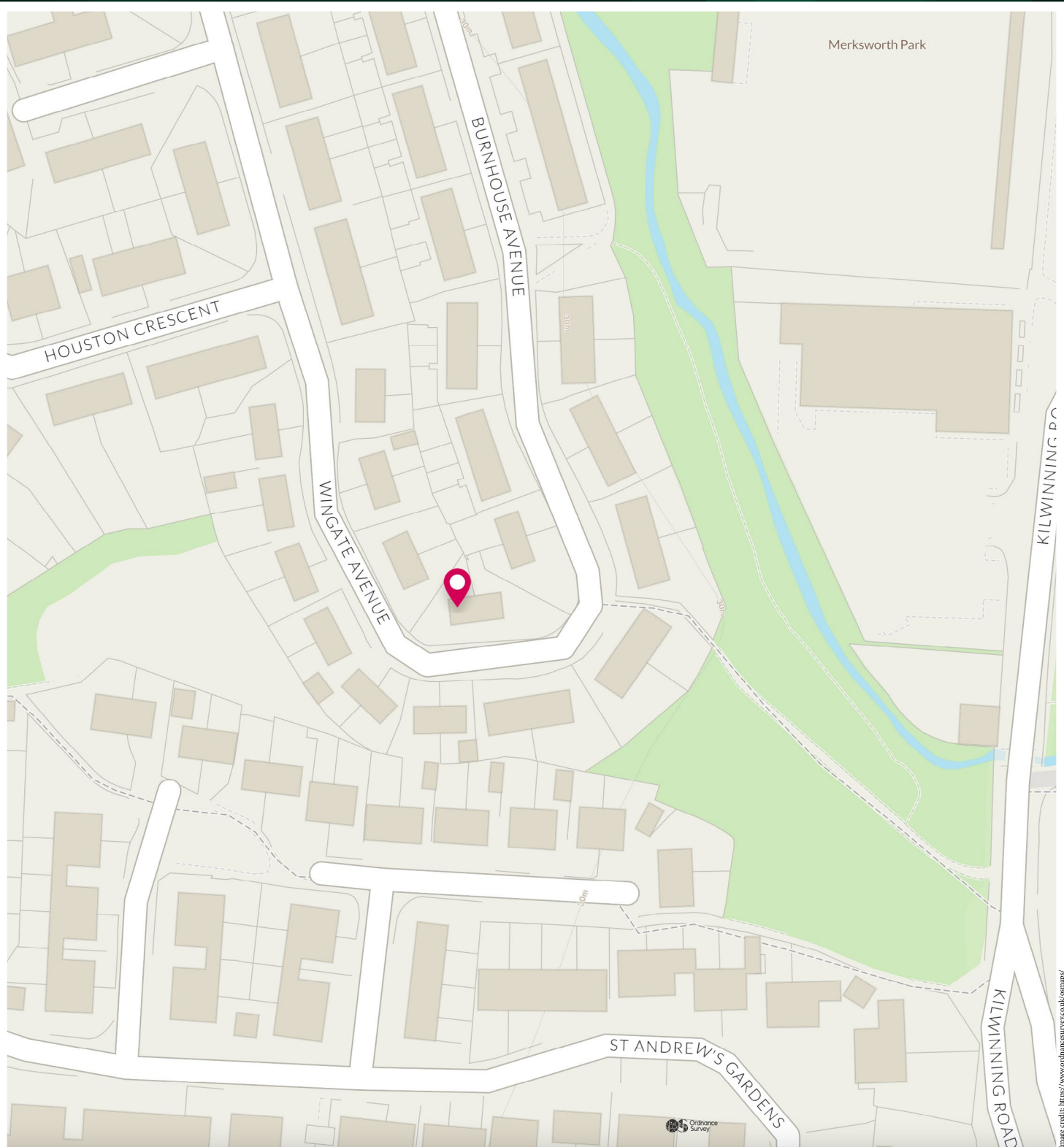
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Wingate Avenue is in the former mining town of Dalry, North Ayrshire. Only thirty-five minutes drive from Glasgow city centre and twenty-five minutes to Glasgow International Airport, it has grown popular for commuters working in Glasgow and surrounding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

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