

40b Drakemyre

DALRY, NORTH AYRSHIRE, KA24 5JE



*A FOUR/FIVE BEDROOM SPACIOUS DETACHED VILLA,
WITH A VERSATILE LAYOUT ACROSS TWO LEVELS*



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McEwan Fraser Legal is delighted to present this exceptional four/five-bedroom detached property, a distinguished example of contemporary design, comfort, and practicality, having been significantly enhanced by the current owner. This property is ideally suited for families and individuals who enjoy entertaining.

The interior is defined by its impressive living spaces, which seamlessly combine elegance with everyday functionality. The formal lounge centres around a feature fireplace, creating an inviting atmosphere for relaxation.

The Property





The sun room represents a particular highlight and is sure to appeal to all members of the household.





The breakfasting kitchen has a range of floor and wall-mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances.





Another impressive room is the formal dining room. It's easy to imagine the evenings of fine dining this zone has played host to. This room could be transformed into a bedroom, depending on each purchaser's needs and requirements.





A well-proportioned bedroom and a family bathroom, complete with both a bath and a walk-in shower, conclude the accommodation on this level.







Ascending to the first floor, the contemporary aesthetic continues with three further bright and spacious bedrooms, each benefiting from built-in wardrobes. A floored loft, accessible from the third bedroom, provides valuable additional storage.





Bedroom 2





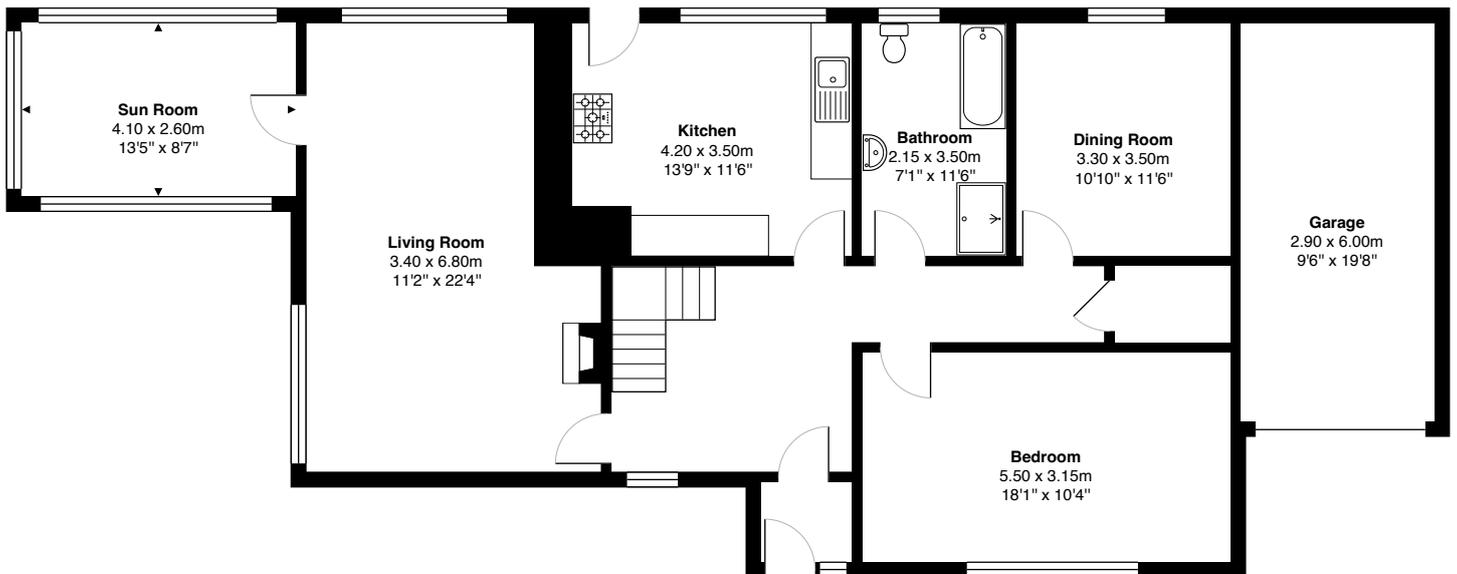
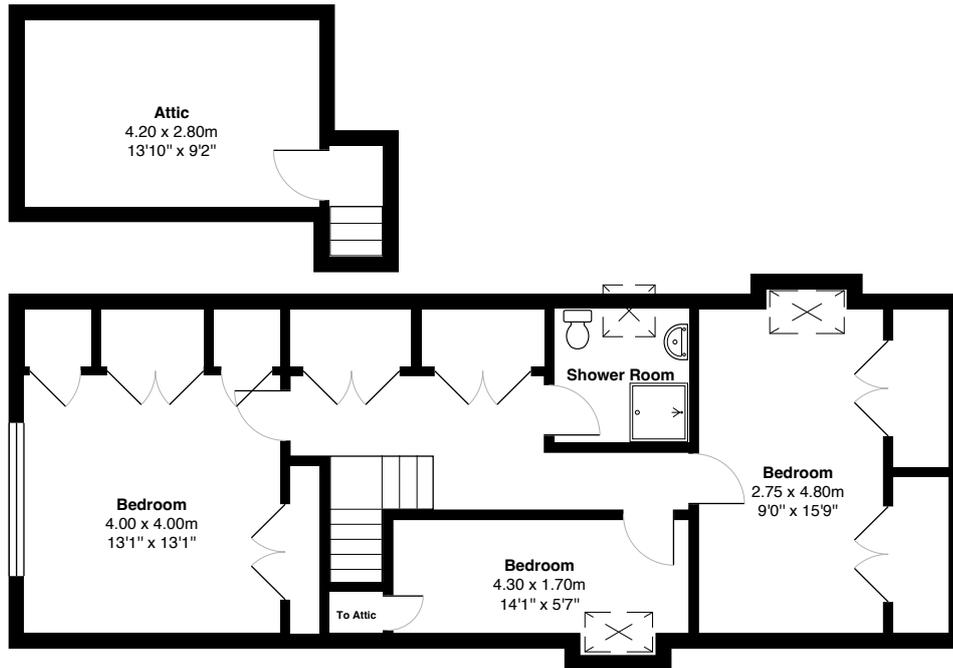
Bedroom 3





A modern shower room completes the internal accommodation. The property is further enhanced by gas central heating and double glazing.





Gross internal floor area (m²): 173m²

EPC Rating: D

Externally, the garden grounds offer both privacy and versatility, featuring well-maintained pathways and seating areas ideal for outdoor leisure. The property also benefits from private parking for multiple vehicles and shared access to a driveway leading to a garage.

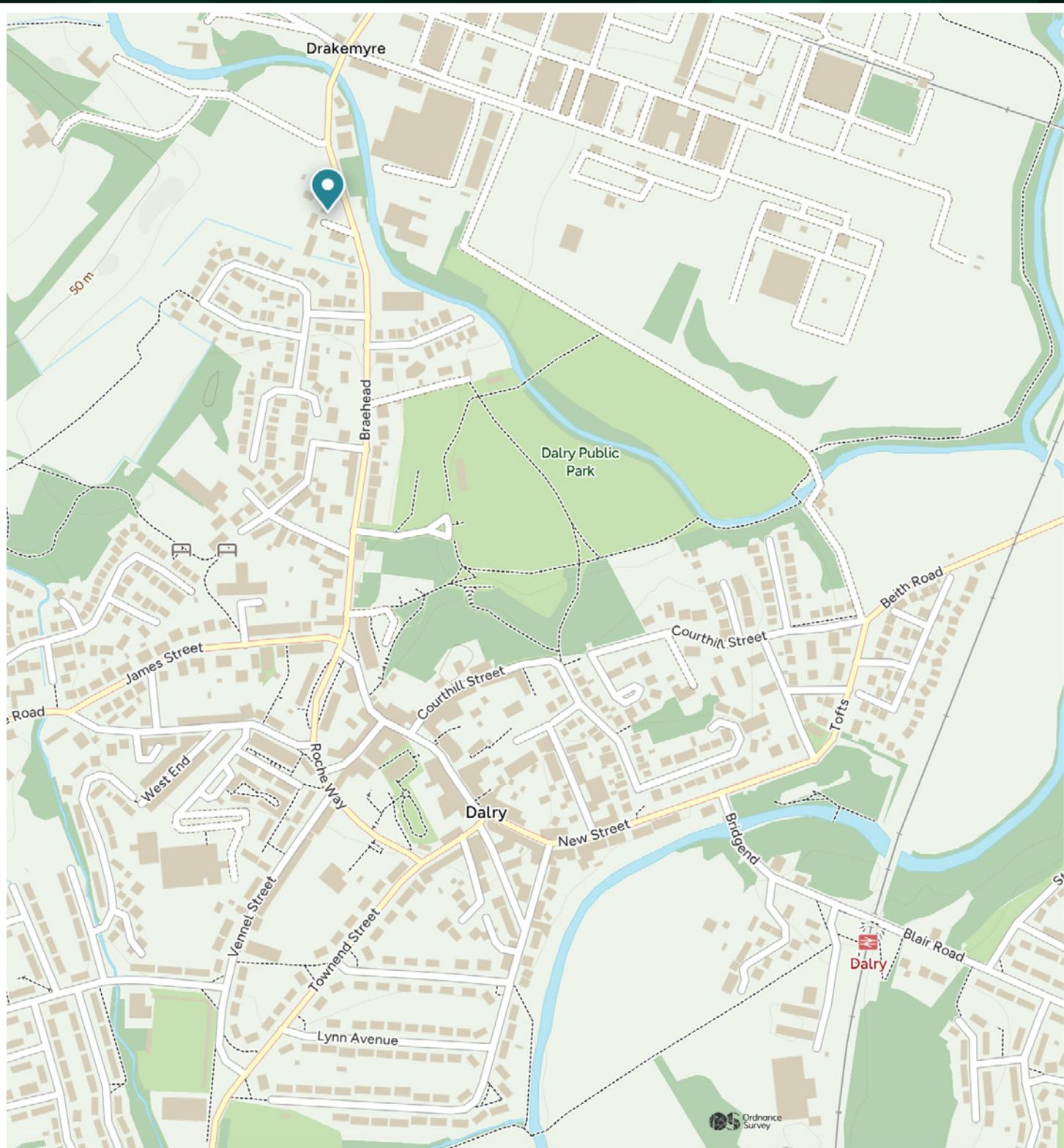




Dalry, in the heart of North Ayrshire, is a historic town offering rural tranquillity and excellent connectivity. Surrounded by rolling countryside, it appeals to families, professionals, and retirees seeking a peaceful lifestyle with convenient access to amenities and transport.

With medieval origins, Dalry's heritage is reflected in landmarks such as the Auld Kirk. The town retains its traditional charm while embracing modern conveniences. Outdoor enthusiasts enjoy walking and cycling in the Garnock Valley, fishing on the River Garnock, and exploring the nearby Clyde Muirshiel Regional Park. Local amenities include shops, cafés, restaurants, and essential services. Dalry Primary School and accessible secondary schools across North Ayrshire provide quality education options.

Dalry is ideal for commuters, with a railway station offering regular services to Glasgow, Largs, and Ayr. The A737 road provides easy access to Glasgow, Prestwick Airport, and the Ayrshire coast. The scenic coastline is a short drive away, with Ardrossan, Saltcoats, and Largs offering sandy beaches, coastal walks, and charming harbours.



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