

34 Park Crescent

DALMELLINGTON, EAST AYRSHIRE, KA6 7RP



*TWO BEDROOM
UPPER FLAT*



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McEwan Fraser Legal is delighted to present this two bedroom upper flat in the beautiful semi-rural area of Dalmellington. The property is in walk-in condition, but still with lots of scope to add your own taste. The flat showcases excellent views of the idyllic Ayrshire countryside with views to the front side of the house and rear. There is an enclosed spacious back garden perfect for a young family who need to keep their little ones safe. Inside, the property comprises of two large double bedrooms, a bright kitchen, an up to date WC with shower and a lounge with views.

The property has been well designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary décor. The property is accessed via a side door, with stairs leading up to the property. All of the bedrooms have a range of furniture configurations and space for additional free standing furniture if required. The modern shower room completes the impressive accommodation internally.

KEY FEATURES

- Fully equipped kitchen
- Spacious living area with views
- Two double bedrooms with built-in shelves
- One bathroom with modern shower
- Large attic
- Large, enclosed back garden
- On-street parking





The Lounge







The Kitchen



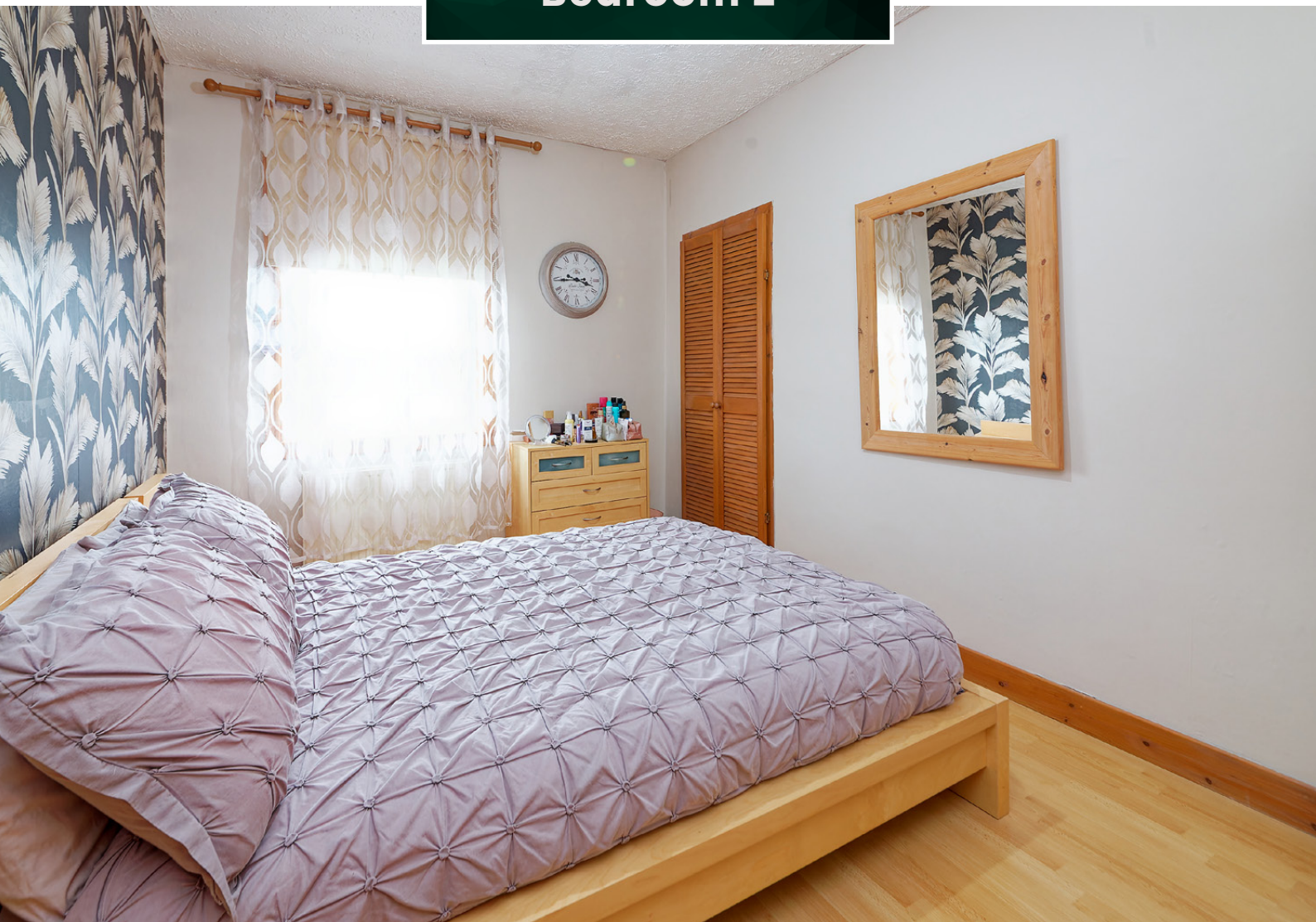


Bedroom 1

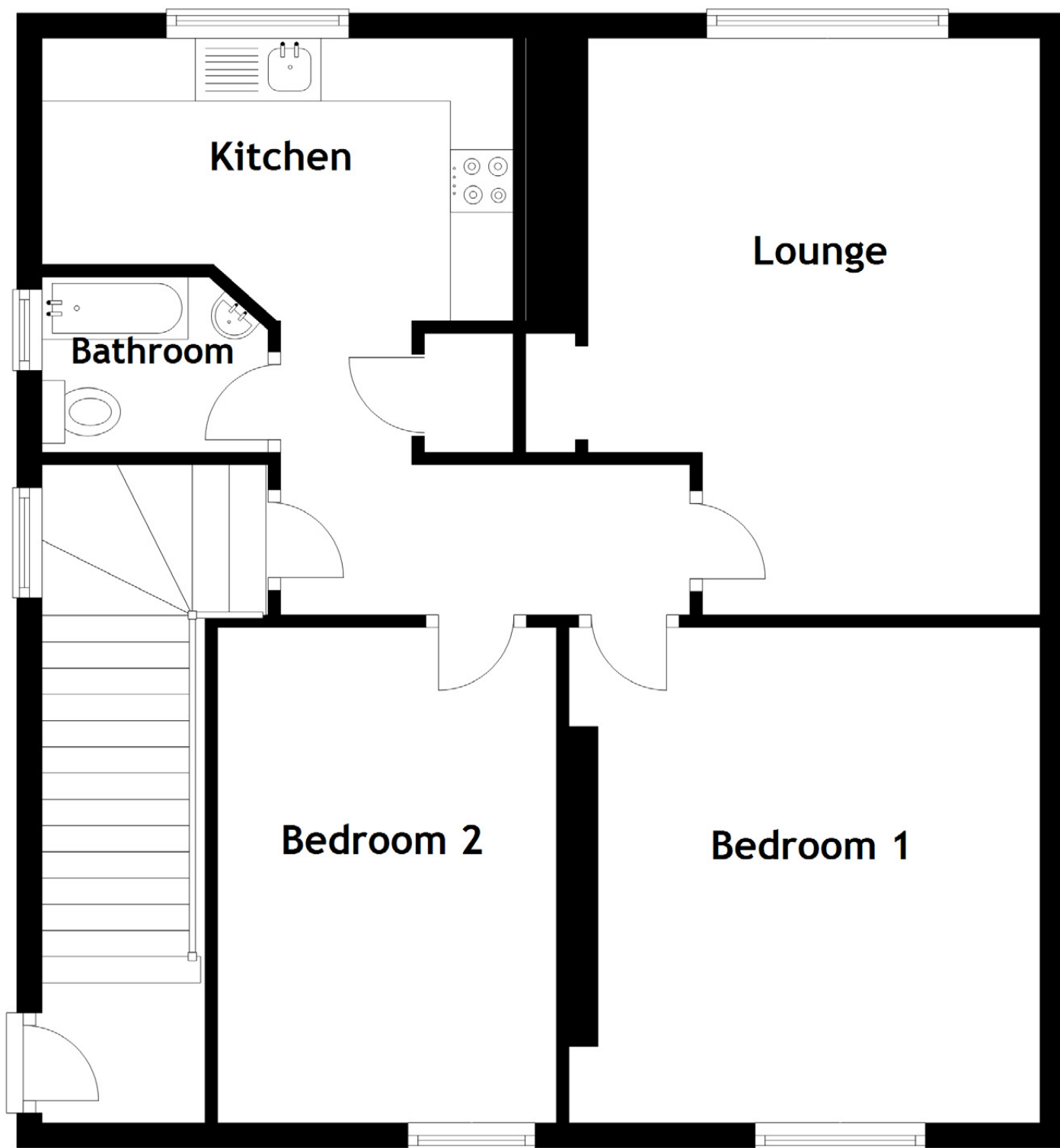




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

| | | | |
|-----------|--------------------------------|--|------------------------------|
| Lounge | 4.60m (15'1") x 3.60m (11'10") | Bathroom | 1.80m (5'11") x 1.40m (4'7") |
| Kitchen | 3.75m (12'4") x 2.25m (7'5") | Gross internal floor area (m ²): 71m ² EPC Rating: C | |
| Bedroom 1 | 3.95m (12'11") x 3.75m (12'4") | | |
| Bedroom 2 | 3.95m (12'11") x 2.70m (8'10") | | |

The rear garden is a real suntrap and will be popular with all members of the family, especially in summer months. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

This is a fantastic opportunity to acquire a semi-rural flat offering countryside views while still being in a community with plenty of amenities just a short walk away, the best of both worlds!



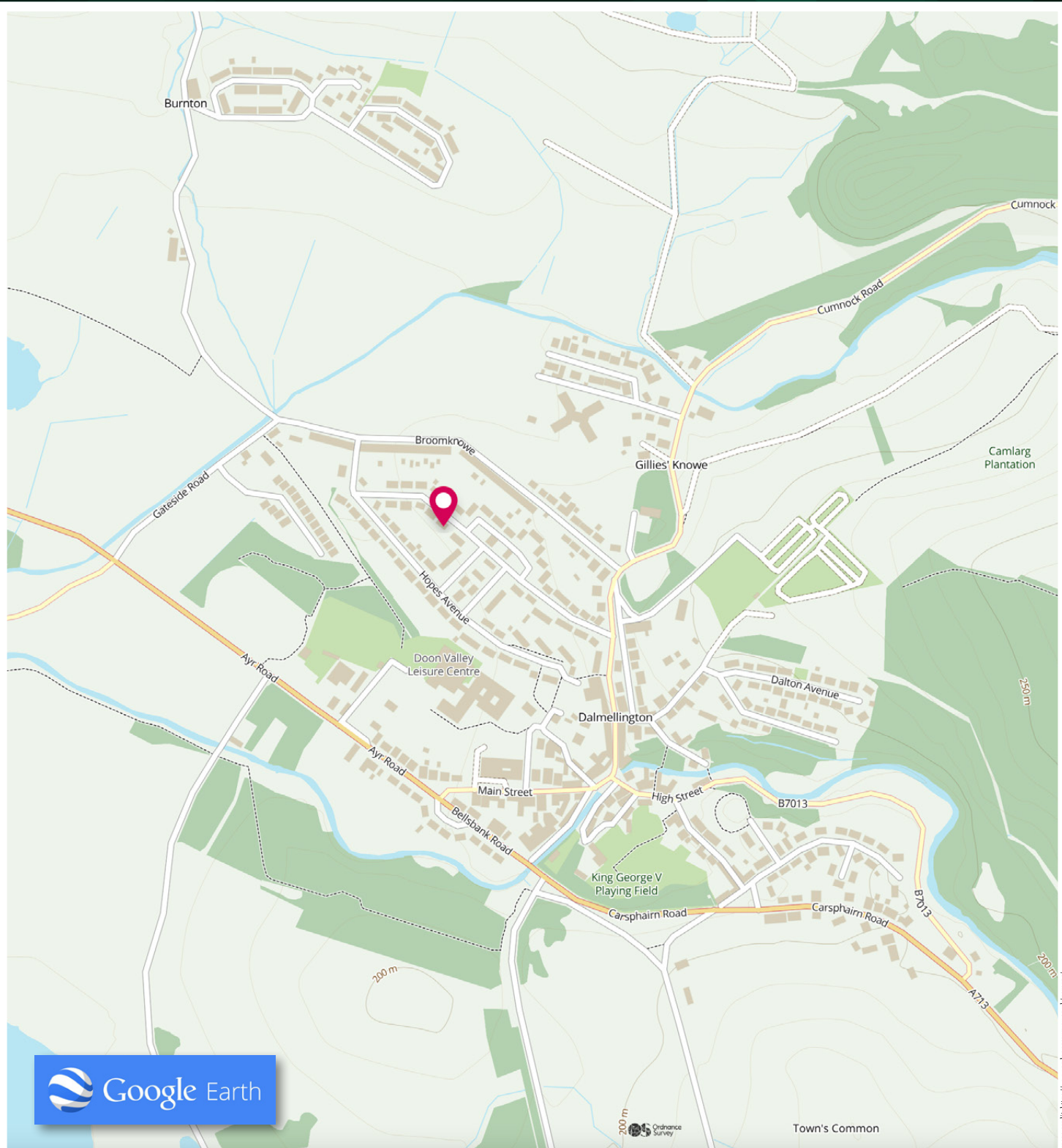


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34 Park Crescent is situated in a popular street in Dalmellington. The main street is only a five-minute walk away from the property, offering all of the essential amenities such as supermarkets, local craft shops, butchers, a chemist, a pub, gym and swimming pool, doctors surgery and many takeaways. In the area there are a number of attractions including a 12th-century Motte and plenty of walking and cycling paths to immerse yourself in nature. Specifically, the Dark Sky Park at Craigengillan Estate also offers livery stables and walks in a 3000-acre estate. There are nursery, primary and secondary schooling in Dalmellington plus numerous good schools in Ayr.

The 52 bus route offers easy accessibility into the town of Ayr and beyond. It boasts a fantastic beach, woodland parks, cycling paths, play parks and safe bathing areas. Ayrshire is famous worldwide for golf with championship courses, Royal Troon, Prestwick and Turnberry. Ayr has mainline train links with Stranraer in the south and Glasgow in the north. You can reach Glasgow in approximately fifty minutes, with several trains every hour, making it an ideal commuter town. There is also a mainline station in New Cumnock, eleven miles away, with trains direct to Glasgow Queens Street.

The Location



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Part
Exchange
Available



Text and description
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Photographer



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