



SOLICITORS & ESTATE AGENTS



**Semi-Detached Chalet Villa
3 Greenbank, Dalry KA24 5AY
Offers Over £125,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Well-proportioned three-bedroom semi-detached chalet villa situated within a popular residential area of Dalry. Offering flexible accommodation over a practical layout, the property would make an ideal home for first-time buyers, couples or families.

Entry is via a welcoming entrance hallway providing access to the principal accommodation. The living room offers a comfortable space for everyday living and relaxing, with ample room for a range of freestanding furnishings. The fitted kitchen provides a practical workspace with a range of wall and base-mounted units, worktop space and room for appliances.

The property offers three well-proportioned bedrooms, providing flexible accommodation which could equally lend itself to use as a home office, dressing room or guest room depending on individual requirements. Completing the internal accommodation is a shower room comprising a shower enclosure, wash-hand basin and W.C. Further benefits include gas central heating and uPVC double glazing.

Externally, the property enjoys private garden grounds to both the front and rear. The rear garden provides a pleasant outdoor space with scope for seating, entertaining and family use.

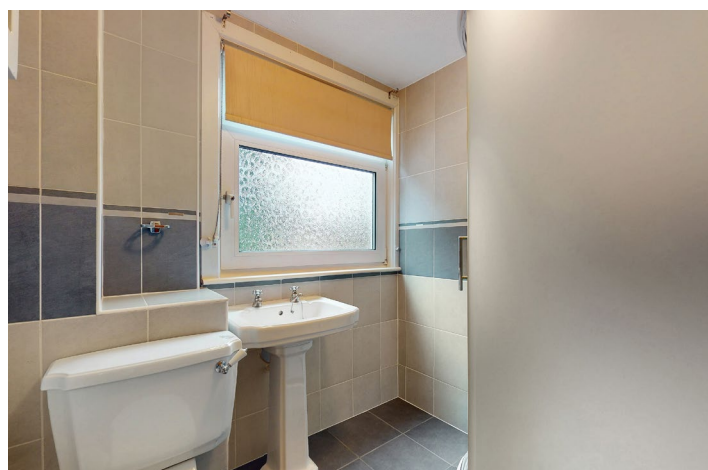
Dalry offers a range of everyday amenities including local shops, schooling and transport links, while the railway station provides convenient connections to surrounding Ayrshire towns and Glasgow. The area is also well positioned for road links throughout North Ayrshire and beyond.

EPC Rating

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Measurements

Lounge	10'6" x 13'11" 3.21 m x 4.24 m
Dining Room	8'11" x 11'7" 2.71 m x 3.53 m
Kitchen	7'10" x 11'2" 2.39 m x 3.40 m
Bedroom 1	10'3" x 14'2" 3.12 m x 4.31 m
Bedroom 2	10'3" x 11'7" 3.12 m x 3.54 m
Bedroom 3	7'9" x 11'0" 2.37 m x 3.36 m
Shower Room	6'5" x 6'4" 1.95 m x 1.95 m
Garage	9'7" x 17'9" 2.93 m x 5.40 m



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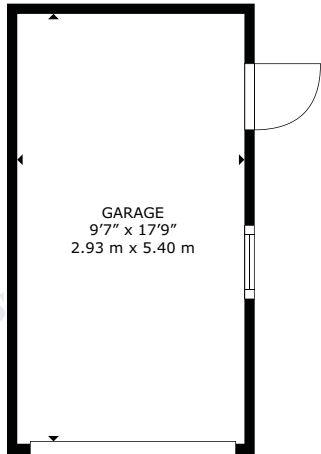
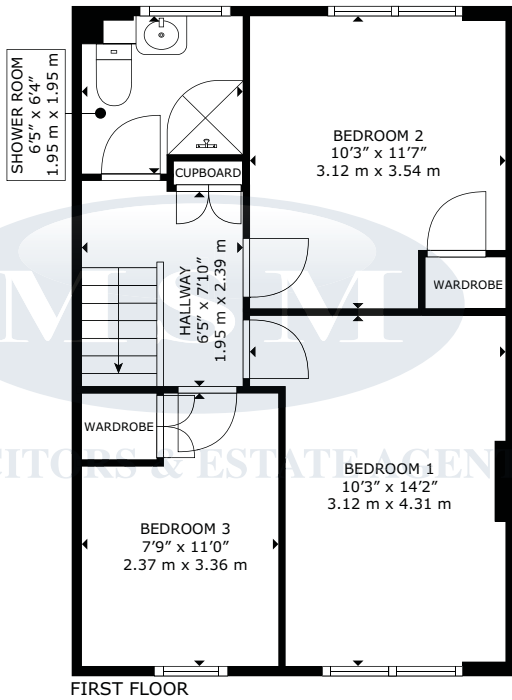
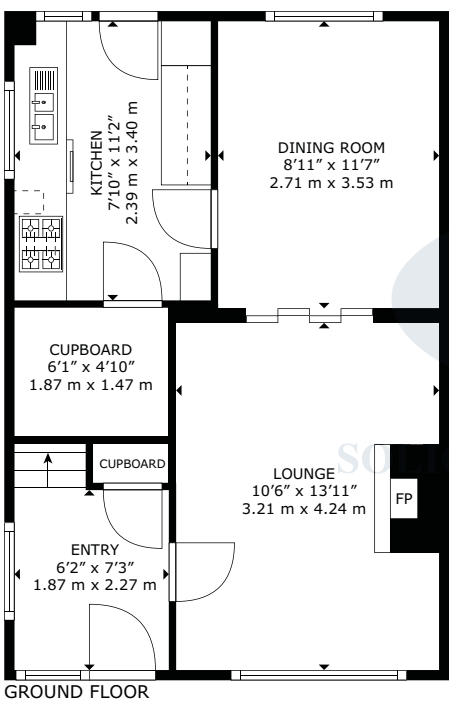
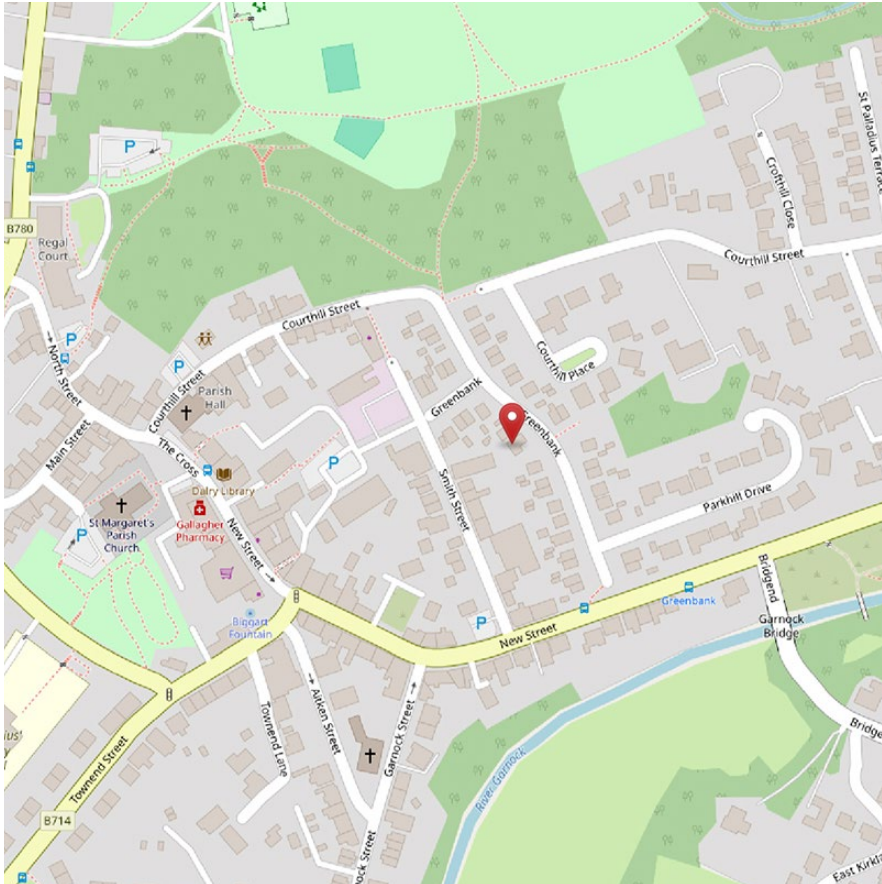
Travel Directions

From MSM, 51 Moss Street, Paisley PA1 1DR, proceed south along Moss Street towards the town centre and continue onto Causeyside Street. Continue south, following the road onto Neilston Road, then turn onto Rowan Street and continue towards Hillpark. Turn into Hillpark Avenue, where No. 23 can be found along the street.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 441 sq. ft., 41 m², FIRST FLOOR: 437 sq. ft., 40 m².
TOTAL AREA : 878 sq. ft., 81 m², EXCLUDED AREA : GARAGE : 170 sq. ft., 16 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.