





The River Garnock & St Margaret's Parish Church



76 St. Andrews Gardens

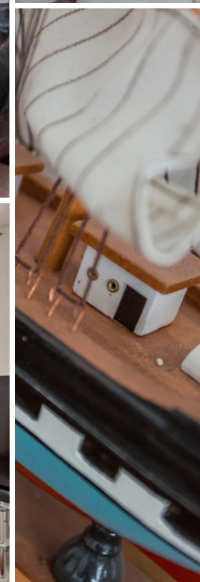
A bright and spacious three bedroom semi detached house. Tucked away in a popular pocket of Dalry

St Andrews Gardens is in the former mining town of Dalry. Only thirty-five minutes drive from Glasgow City centre and twenty-five minutes to Glasgow International Airport, it has grown popular with commuters working in Glasgow and surrounding areas. Local shops in Dalry provide the necessary day-to-day requirements. The town also offers a great range of high street shops, supermarkets, bakers and all other professional facilities. There is a choice of primary education and secondary schooling 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 in ten minutes by car. Dalry has a mainline rail station with a comprehensive half-hourly service to Glasgow. 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.



Lounge



Kitchen



Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market this superb three bedroom semi-detached villa which offers a fantastic and flexible accommodation formed over two levels. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect whilst also offering an interesting outlook. The kitchen has a range of floor and wall mounted units with a contemporary worktop. It comes complete with a host of integrated appliances with additional space for free-standing appliances. An added bonus is the space provided for a table and chairs.

The first-floor level consists of three good sized bedrooms, all of which have space range of furniture configurations and room for additional free-standing furniture if required. A family bathroom suite completes the impressive accommodation internally.

Externally, there are private gardens to the front, side and rear. There is a driveway to the side of the property which provides off road parking.

The high specifications of this family home also include double-glazing and gas central heating for additional comfort.



Master Bedroom



Bedroom Three



Bedroom Two



Bathroom



**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen	5.50m (18'1") x 2.06m (6'9")
Master Bedroom	3.50m (11'6") x 2.60m (8'6")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	2.60m (8'6") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²)

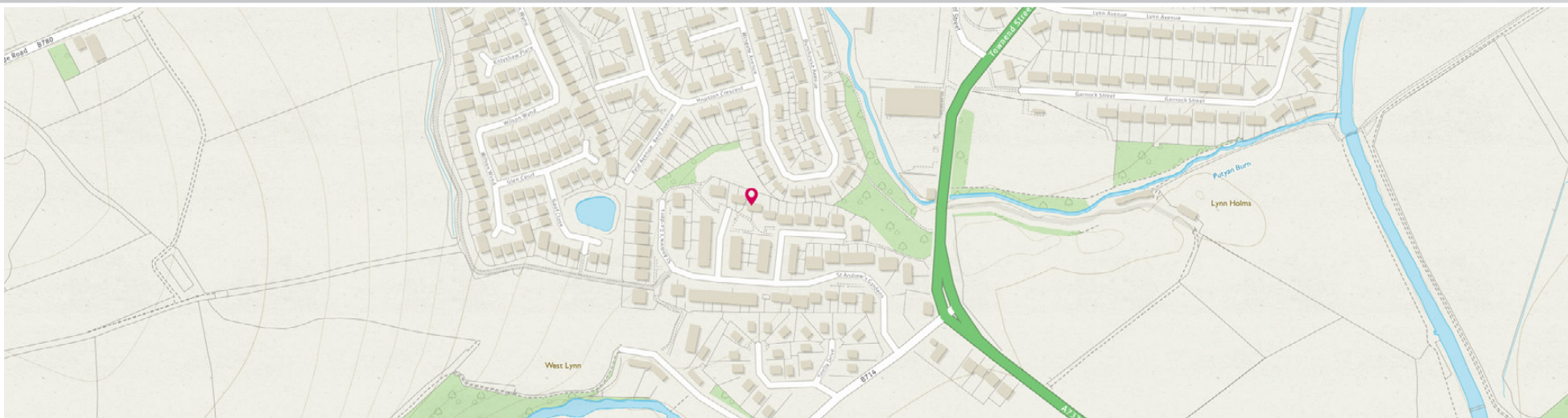
73m²

EPC Rating

B

Extras (Included in the sale)

Carpets, floor coverings, light fixtures, fittings, curtains and blinds.





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Part
Exchange
Available

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