




McEwan Fraser Legal
Solicitors & Estate Agents
01292 430 555

El Navarak, 43 Courthill Street

DALRY, NORTH AYRSHIRE, KA24 5BL

Dalry, North Ayrshire

El Navarak, 43 Courthill Street 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 for commuters working in Glasgow and surrounding areas. Local shops in Dalry provide the important day to day requirements. The town also offers an excellent range of high street shops, supermarkets, bakers and other professional facilities. There is a choice of primary, and secondary schooling is available in Kilbirnie and other outlying areas. Private schooling is available at Wellington in Ayr, St Columba's in Kilmacolm and there is a further selection in Glasgow. From Dalry travelling Northward on the A737, there is access to the M8 and leads into Glasgow. Travelling southward takes you to Irvine and Ayr and the Ayrshire coast are ten minutes by car. Dalry has a mainline rail station with a comprehensive half hourly service to Glasgow and the main west coast line south. Glasgow Airport is twenty miles away and is the main route for all the major tour operators. Ayrshire is also famous worldwide for golf with championship courses at Royal Troon and Turnberry.

McEwan Fraser Legal are delighted to introduce to the market this detached bungalow tucked away in a popular street in Dalry. This property will provide substantial accommodation for those with a larger family or want the majority of the accommodation on the one level. A strong emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs. Properties of this type and nature come to the market very rarely Part Exchange is available.



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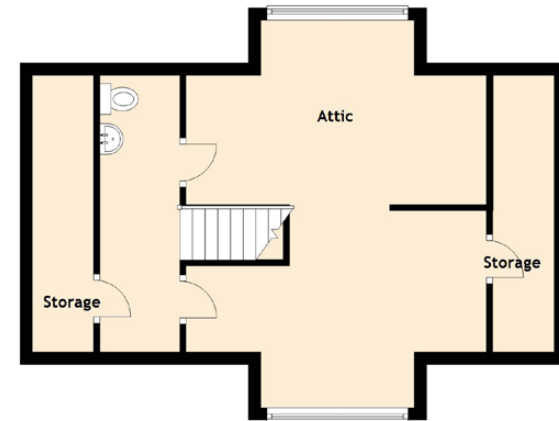
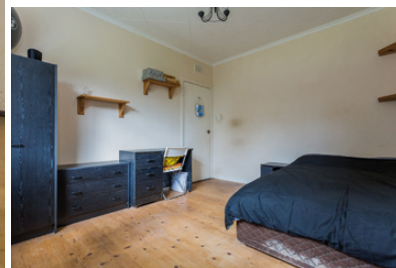
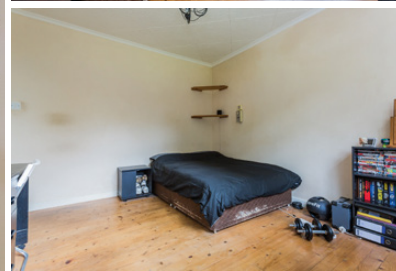
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On entering El Navarak into the hallway, the discerning purchaser will be amazed at how spacious this property really is and it will attract a variety of potential buyers looking for their ideal family home. The formal lounge, with feature fire and surround is flooded with natural light from the picture window to the front aspect, the perfect space in which to unwind after a hard day. The open plan dining room will comfortably provide room for more than six formal diners and has been very popular when entertaining guests or friends and family on special occasions. Access to the conservatory/sunroom is from this room and allows you to enjoy a lovely outlook onto the rear garden.

The kitchen comes complete with a range of floor and wall mounted units with plumbed space for free standing appliances. Also on this level, you will find three well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Bedroom three could be utilised as a study/hot office for those requiring working from home arrangements. A three piece family bathroom suite completes the accommodation on this level.

Access to the loft/fourth bedroom is via a set of stairs in the hallway - this zone will be popular with all members of the family. It could be transformed to meet each individual purchaser(s) needs and requirements, such as a games room, or a room simply for some 'me time'. The property internally is in need of some modernisation, however this is the perfect property to put your stamp on it and call it home.

Externally, not only is the property surrounded by enclosed gardens, a nice outlook and off-road parking for a number of vehicles, the real appealing thing about El Navarak is the space it offers allowing room for even more expansion. Many a summer's evening will be spent in the rear garden enjoying the sunshine and the peace and quiet. The property also features double glazing and gas central heating to ensure a warm yet cost effective way of living all year round.



Approximate Dimensions (Taken from the widest point)

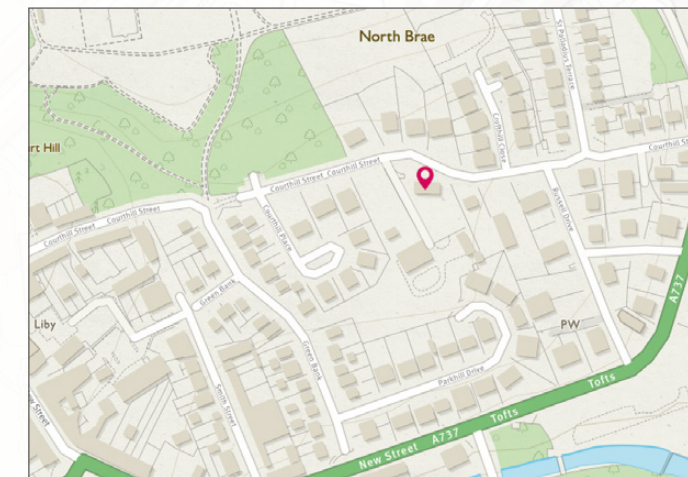
Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	3.80m (12'6") x 2.70m (8'10")
Dining Room	3.70m (12'2") x 3.60m (11'10")
Conservatory	5.30m (17'5") x 2.70m (8'10")
Master Bedroom	4.40m (14'5") x 4.00m (13'1")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.70m (8'10") x 2.70m (8'10")
Attic	4.90m (16'1") x 3.00m (9'10")

Gross internal floor area (m²) - 149m²

EPC Rating - F

**Extras
(Included in the sale)**

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






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Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BEN DAYKIN
Designer