

Extremely well presented three bedroom mid terrace villa

With usable loft space situated in a quiet cul-de-sac



12 Houston Crescent

Dalry, North Ayrshire, KA24 4BQ



Scan Here!



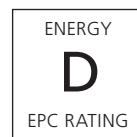
3 BED



1 BATH



ON STREET



ENERGY

D

EPC RATING



12 Houston Crescent is in the former mining town of Dalry. Only 35 minutes drive from Glasgow city centre and 25 minutes to Glasgow International Airport, it has grown popular for commuters working in Glasgow and surrounding areas.

Local shops in Dalry provide the necessary day to day requirements. The town also offers a good range of high street shops, supermarkets, bakers and all other professional facilities. There is a choice of primary education, 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 a selection in Glasgow. 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, 10 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 20 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. Part Exchange Available! We are delighted to offer for sale this fantastic, three bedroom, mid terrace villa family home in this quiet cul-de-sac location. The property offers spacious and versatile accommodation over three levels, which is ideally suited for modern living. As you would expect, the property is finished to a high standard throughout and is presented to the market in "walk-in" condition, with the added advantage of useable loft space

The internal accommodation comprises: Welcoming reception hallway with under stair cupboard. Immediately impressive lounge with a front facing window and feature fireplace with living flame gas fire. The kitchen which has ample space for a table and chairs has been professionally fitted with a range of floor and wall units, fabulous six-ring range cooker. The handy utility room leads to the garden. The modern shower room has been recently renovated and has been finished with popular bathroom wall panels.

The upper level comprises: Three well proportioned bedrooms have ample floor space for freestanding furniture if required and the master has a fabulous walk-in cupboard with window! A fixed staircase from the landing gives access to the useable loft space. This area is boarded and is currently used as an office and benefits from a 'velux' windows. This room might suit those requiring live/work arrangements and will also be popular with younger members of the family.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

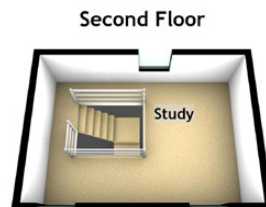
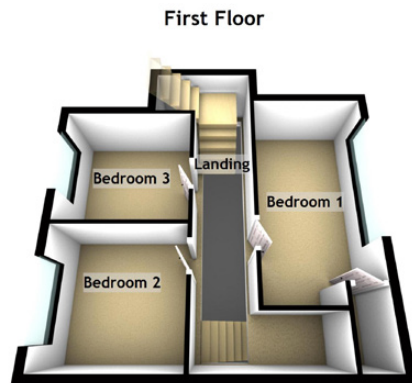
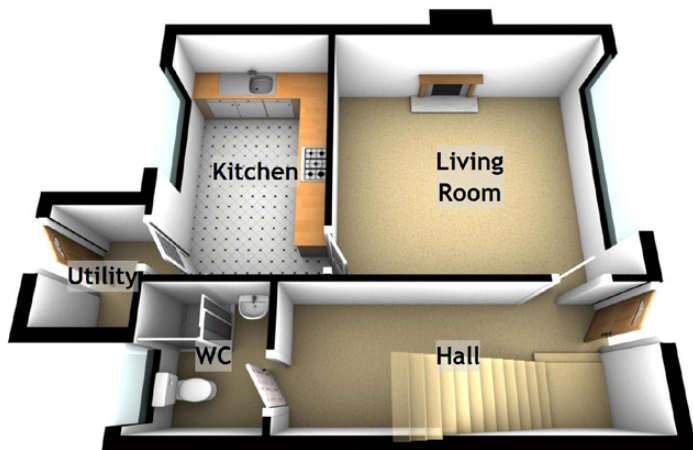
Externally, the sunny back garden has been hard landscaped and boasts a great deck and patio which has been designed with entertaining in mind – a great spot to spend a lazy summer's day!

To the front of the property, there is a small garden with on-street parking.



“...impressive lounge with a front facing window and feature fireplace with living flame gas fire...”





APPROXIMATE DIMENSIONS

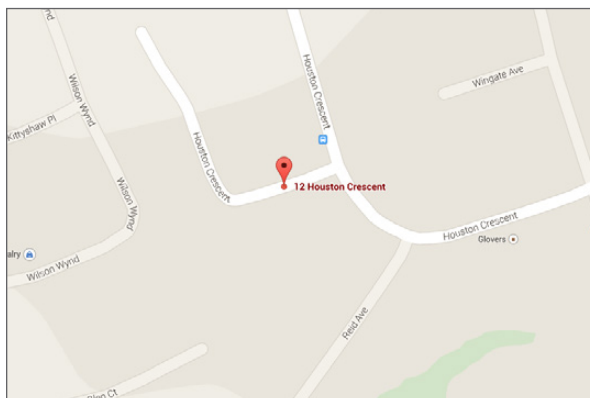
(Taken from the widest point)

Living Room	4.20m (13'9") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	5.00m (16'5") max x 2.60m (8'6")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Study	6.10m (20') x 4.30m (14'1")
WC	1.90m (6'3") x 1.70m (5'7")
Utility	1.70m (5'7") x 1.30m (4'3")

EXTRAS

(Included in the sale)

All fitted carpets, floor coverings, light fixtures and fittings.



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Text and description
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