

3 Plots at the Corner of Kirkland Crescent

DALRY, KA24 5EA



Building plots to create three, two bedroom bungalows



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

We are delighted to bring to the market three plots to create three, two-bedroom bungalows. The layout has therefore been designed to cater for a variety of purchaser's by providing good sized internal accommodation and manageable, low maintenance garden spaces.

Each dwelling consists of two-bedroom single-storey bungalows, with suitably sized entrance hall, open plan lounge and kitchen/diner, bathroom and utility space to the rear. The rear utility space has been sufficiently sized to offer space to future proof for L2C plant.

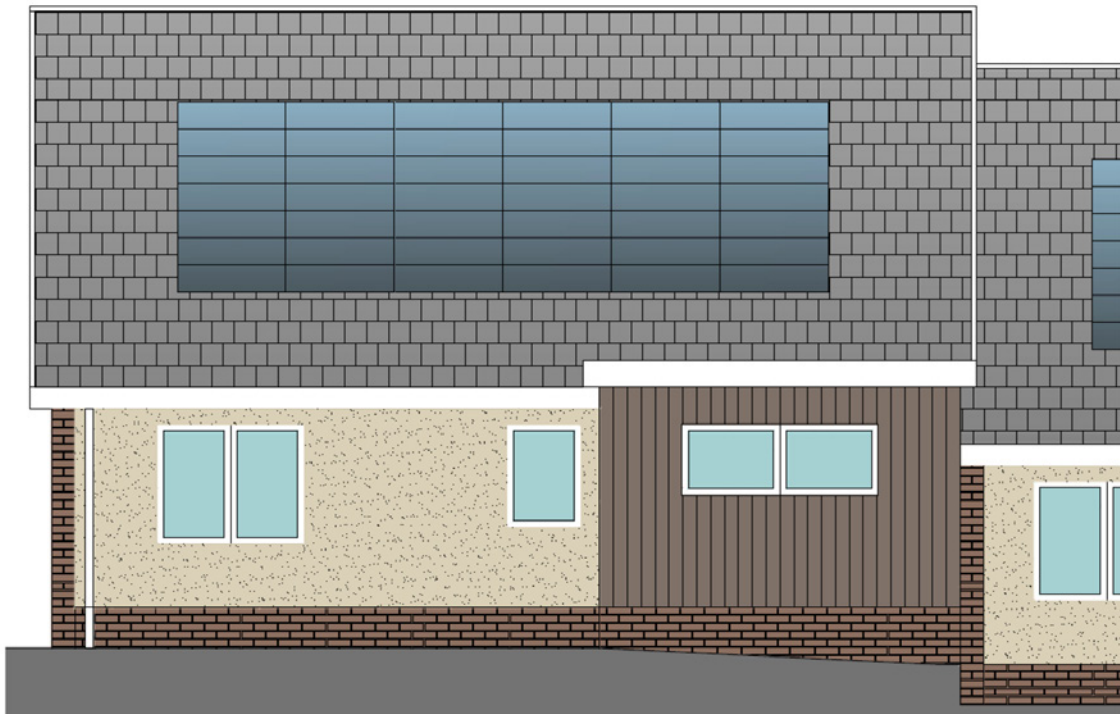
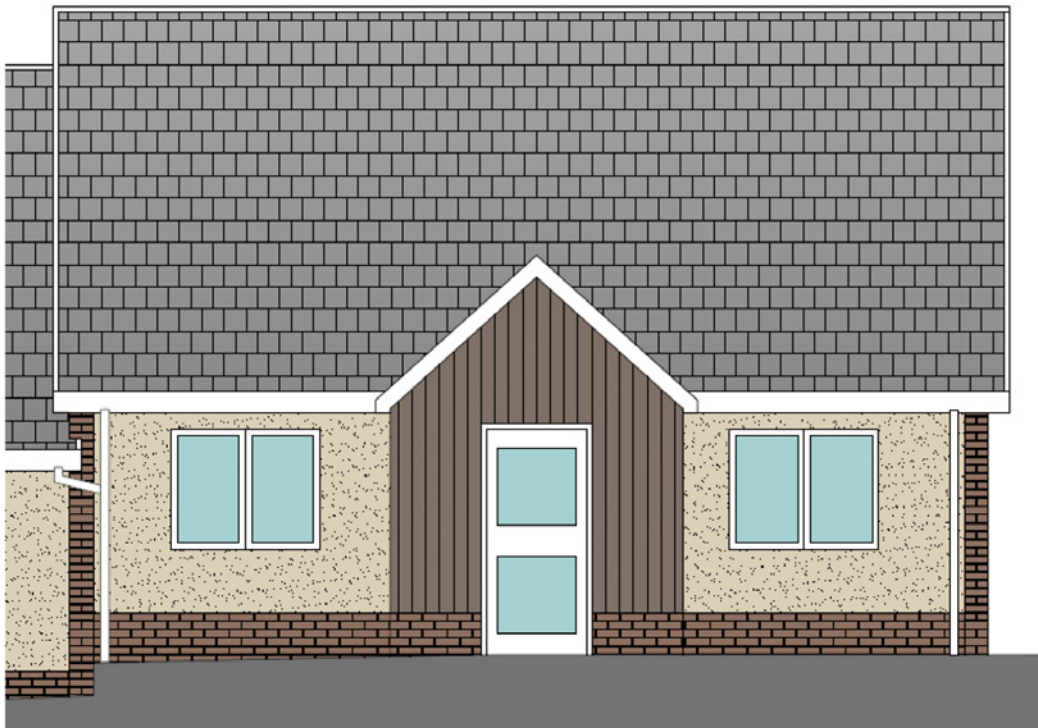
Unit D1 has a driveway accessed off Craig avenue, with parking for two cars. Unit D2 has driveway with dedicated off-street parking for two cars to the front of the property. Unit D3 has dedicated offstreet parking for two cars off Kirkland Crescent, with direct gated access to the rear back garden. An additional visitors parking space has been provided adjacent to unit D3 parking.

The size and siting of the development has been carefully considered to maximise on green space and visibility as the entrance to the existing housing estate on Craig Avenue and Kirkland Crescent.

PROPOSED SITE LAYOUT



PROPOSED APPEARANCE



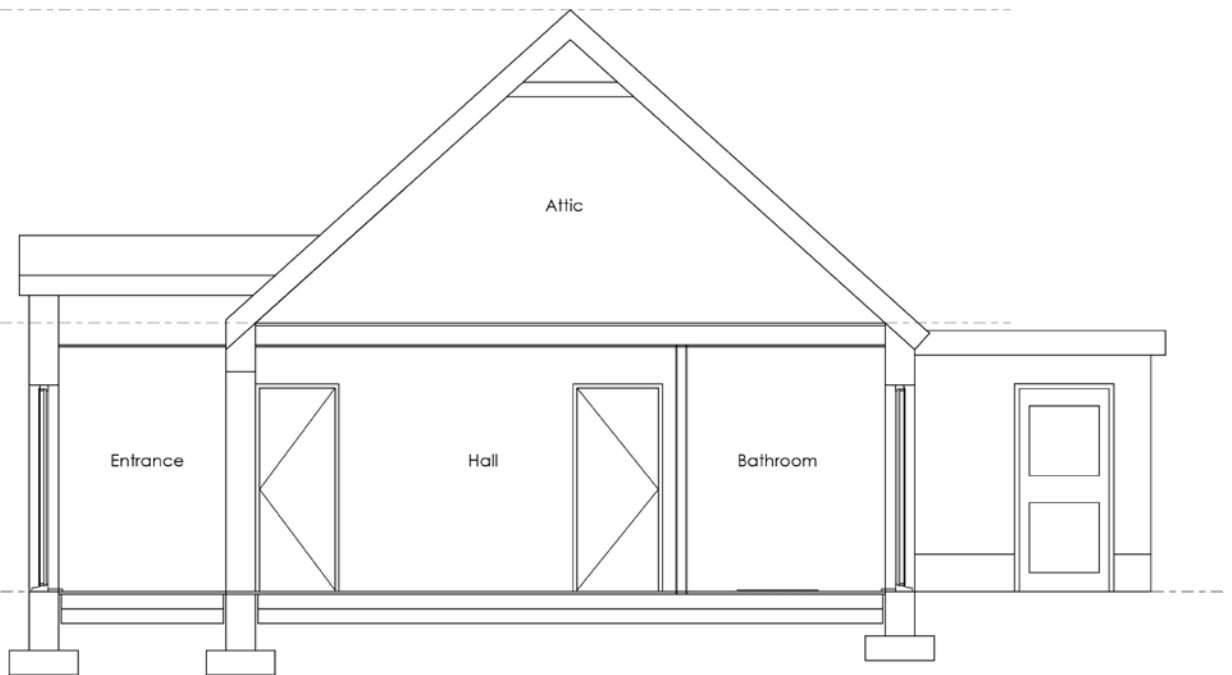
FLOOR PLANS



5915
Ridge

2730
Level 1

0
Level 0



Proposed GA Cross Section 1

THE LOCATION

Kirkland Crescent 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 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. 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 takes only ten minutes by car. Dalry has a mainline rail station with a comprehensive half-hourly service to Glasgow and the main west coastline south. 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.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.