



**79 PARK CRESCENT**

DALMELLINGTON

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**2 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A rarely available ground floor cottage flat with an open outlook and providing generously proportioned, all on the level accommodation.**

Number 79 is a ground cottage flat which enjoys a super position and represents a rare opportunity to acquire a generously proportioned apartment with all on the level accommodation suited to a variety of potential purchasers including families and indeed those clients seeking all on the level without compromising on space.

The property is currently configured as two bedrooms and two public rooms however can easily be re-instated to three bedrooms if preferred. Features and benefits include a fitted kitchen, double glazing, three piece shower room and recently fitted 'Ariston' boiler.

In summary the accommodation extends to a vestibule, reception hall with walk in store off, reception hallway with walk-in store, fitted kitchen, lounge, dining room/ third bedroom, two double bedrooms and a three piece shower room.

Externally the property has a generous rear garden predominantly laid to lawn with slabbed patio area, greenhouse, storage shed and gated access to a garage via Gateside Road.









Dalmellington is a market town and parish situated alongside the River Doon in the Doon valley and only a short drive from the Galloway Forest. There are a range of local amenities including schools, shops, bus links and leisure facilities. Ayr is around 14 miles distant and provides a more comprehensive range of amenities.

**AY4695** | Sat Nav: 79 Park Crescent, Dalmellington, KA6 7RR

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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