



2 Mcadam Way

Dalmellington
Ayr, KA6 7FD

P.O.A.

GREIG
Residential



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Proudly presenting to the market this modern three bedroom detached bungalow situated within the ever popular town of Dalmellington, surrounded by open countryside outlooks whilst maintaining ease of access to schooling and all local amenities, the perfect balance for the ideal family home. Featuring spacious, all on the level accommodation with versatile layout options and neutral decor throughout. This rarely available property is set on a preferred corner plot with beautifully landscaped gardens and ample off street parking, this ticks every box and is sure to appeal to a wide range of buyers.





Hallway

2.29m x 7.24m (7' 6" x 23' 9") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering soft contemporary decor, practical storage cupboard and laminate flooring. Door access is given to all apartments.

Lounge

3.60m x 5.87m (11' 10" x 19' 3") Generously proportioned main apartment boasting soft neutral decor, a feature fireplace, plentiful room for free standing furniture, laminate flooring, a large double glazed window to the front and a window to the side.

Kitchen

3.60m x 2.73m (11' 10" x 8' 11") Fully fitted kitchen complete with ample oak style wall and base storage units with complimentary work surface, integrated oven, gas hob and hood, plumbing and space for fridge, freezer and washing machine, neutral decor, tiled splash back, vinyl flooring and double glazed patio doors over looking and providing access to the rear garden.

Bedroom One

3.92m x 3.42m (12' 10" x 11' 3") The master bedroom is a generous double offering neutral decor, fitted carpet, a double glazed window to the rear and access to en-suite facilities.

En-suite

2.23m x 1.17m (7' 4" x 3' 10") Practical wet room comprising of a wash hand basin, wc, electric shower, stylish wet wall finish, wet room flooring and and a double glazed opaque window to the side.

Bedroom Two

3.35m x 4.53m (11' 0" x 14' 10") Spacious double bedroom with soft neutral decor, fitted carpet and two double glazed windows to the front.

Bedroom Three

4.26m x 3.47m (14' 0" x 11' 5") Currently utilised as a dining room, this spacious flexible apartment offers crisp white decor, laminate flooring and a double glazed window to the rear.

Bathroom

2.23m x 2.09m (7' 4" x 6' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, contemporary tiled finish to walls and flooring and a double glazed opaque window to the side.

Externally

This property is set on a spacious corner plot offering stunning landscaped gardens with open countryside outlooks and a mono blocked driveway allowing for ample off street parking. The gardens boasts well manicured lawn areas, mature bedding and a paved patio perfect for al fresco dining and entertaining.

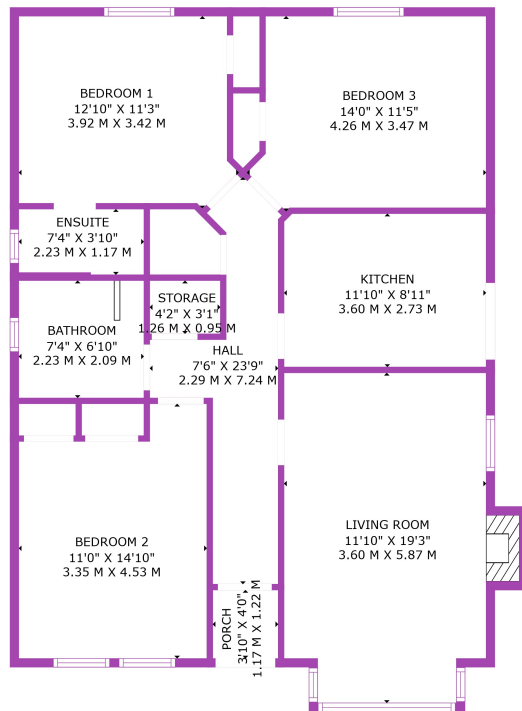
Council Tax Band

Band D

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TOTAL: 1018 sq. ft, 95 m²

FLOOR 1: 1018 sq. ft, 95 m²

EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m², STORAGE: 13 sq. ft, 1 m², FIREPLACE: 9 sq. ft, 1 m²
WALLS: 67 sq. ft, 6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

