

Cree House

4 TOWNEND STREET, DALRY, KA24 4AA



A rarely available, 4/5 bedroom traditional B listed townhouse, holding its own self-contained apartment



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We are delighted to introduce to the market this rarely available, 4/5 bedroom traditional B listed townhouse, formed over three levels holding its own self-contained apartment, music recording studio and bar area - the property would be a superb acquisition for a wide variety of people looking for their ideal home. It also comes with an abundance of off-road parking to the rear and a detached garage.

THE LOUNGE



Cree House is full of character and charm and the welcoming hallway sets the tone. On entering the property, the traditional cornicing and period charm will appeal to a wide variety of purchasers. The ground level has a fabulous bright and airy lounge which is flooded with natural light from the window to the front aspect. This room has the perfect ambience to unwind in after a hard day.

Another impressive room is the formal dining room. It's easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family. A further public room is pleasantly located on this level and can be transformed to meet each individual purchaser's needs and requirements.

THE DINING ROOM & PUBLIC ROOM



THE KITCHEN



The breakfasting kitchen has been fitted to include a good range of floor and wall-mounted units, with a contemporary work surface, creating a fabulous and efficient workspace. It is further complemented by a host of integrated appliances. This is the perfect zone to sit with a coffee and read the Sunday papers. The three-piece shower suite completes the accommodation on this level.



THE SHOWER ROOM



Journeying upstairs to the first-floor level, the classic and tasteful styling continues. On this level, you will discover three bright and airy well-appointed bedrooms, with a range of furniture configurations and space for additional free-standing furniture if required. Two of the bedrooms benefit from excellent built-in storage and charming bay window formations. The master bedroom boasts an impressive en-suite. The family bathroom suite with corner bath with jacuzzi features, overhead shower, W.C. and wash hand basin, completes the impressive accommodation on this level. The first floor also has an abundance of built-in storage.



BEDROOM 1



BEDROOM 2



BEDROOM 3



The desirable self-contained apartment is located on the lower ground level and has its own access from the rear. The accommodation comprises of a generously proportioned lounge, double bedroom, shower room and fitted kitchen with ample dining space. Also on the ground floor level is the music recording studio with a spacious public room and bar area thereafter; perfect for entertaining guests or the ideal zone for teenagers or guests.

APARTMENT LOUNGE



APARTMENT KITCHEN



APARTMENT BEDROOM



APARTMENT SHOWER ROOM



APARTMENT STUDIO



The garden grounds are undoubtedly the heart of this lovely home. Generous grounds are synonymous with the features inside complete this tranquil home. The well-maintained garden grounds to the rear are a sheer delight - especially in the summer months. The raised decking area along with a BBQ hut will be popular with all members of the family all year round. The walled gardens make this area really secure and many evenings will be spent in this zone enjoying the peace and quiet. A driveway to the rear provides off-road parking for a number of vehicles and a detached garage thereafter.

The property further benefits from gas central heating, double-glazing to the rear and secondary glazing to the front, providing a warm and cost-effective way of living all year round.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Apartment

Lounge	4.60m (15'1") x 3.75m (12'4")
Kitchen	3.65m (12') x 2.40m (7'10")
Bedroom	3.90m (12'10") x 3.30m (10'10")
Shower Room	3.35m (11') x 2.00m (6'7")
Public Room/Bar	6.16m (20'3") x 4.25m (13'11")
Studio	4.25m (13'11") x 3.30m (10'10")

Ground Floor

Lounge	5.90m (19'4") x 4.50m (14'9")
Dining Room	4.50m (14'9") x 4.15m (13'7")
Public Room	4.90m (16'1") x 4.05m (13'3")

Kitchen
Shower Room

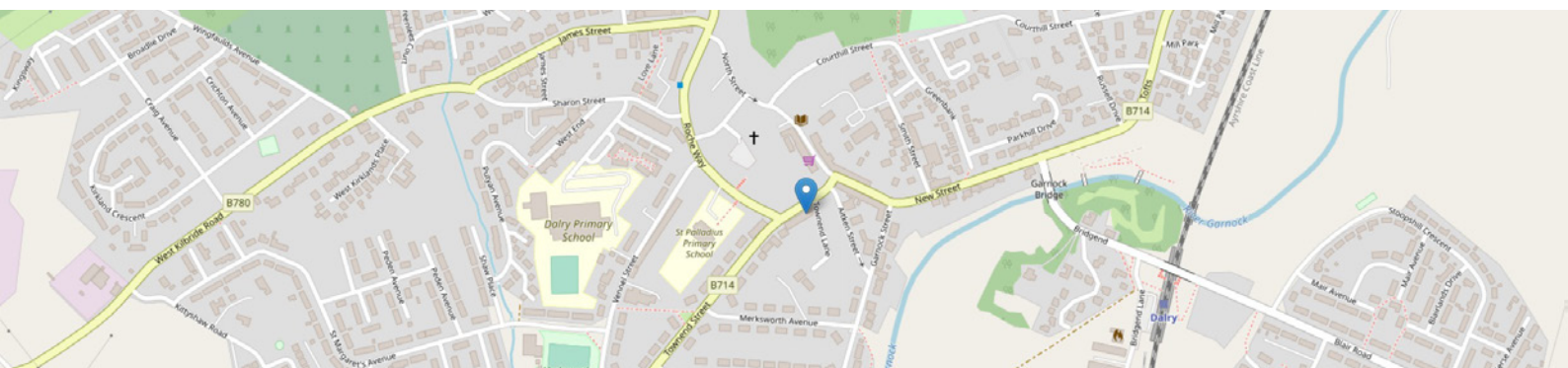
4.90m (16'1") x 4.60m (15'1")
2.45m (8') x 1.95m (6'5")

First Floor

Bathroom	2.40m (7'11") x 2.30m (7'7")
Bedroom 1	4.41m (14'6") x 4.15m (13'7")
En-suite	2.50m (8'2") x 2.30m (7'7")
Bedroom 2	3.70m (12'2") x 3.15m (10'4")
Bedroom 3	4.41m (14'6") x 3.45m (11'4")

Gross internal floor area (m²): 302m² | EPC Rating: D

Extras: Chandeliers, curtain poles and curtains are available through separate negotiation.



THE LOCATION

Cree House 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.



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