

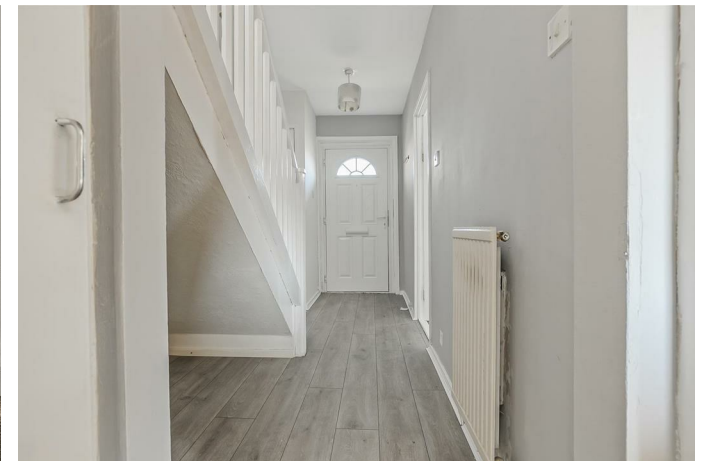


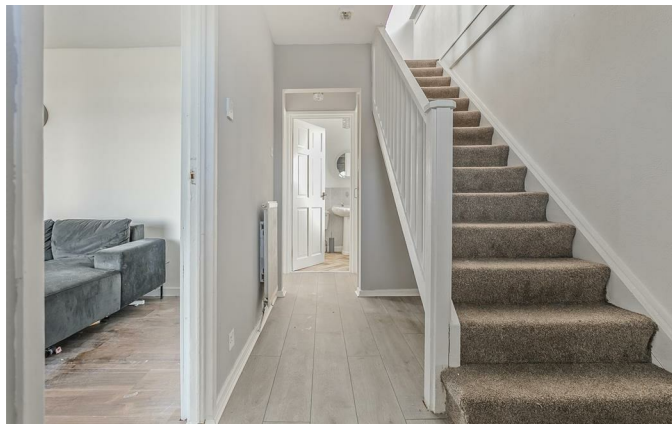
39 Kirkland Crescent, Dalry, KA24 5EA

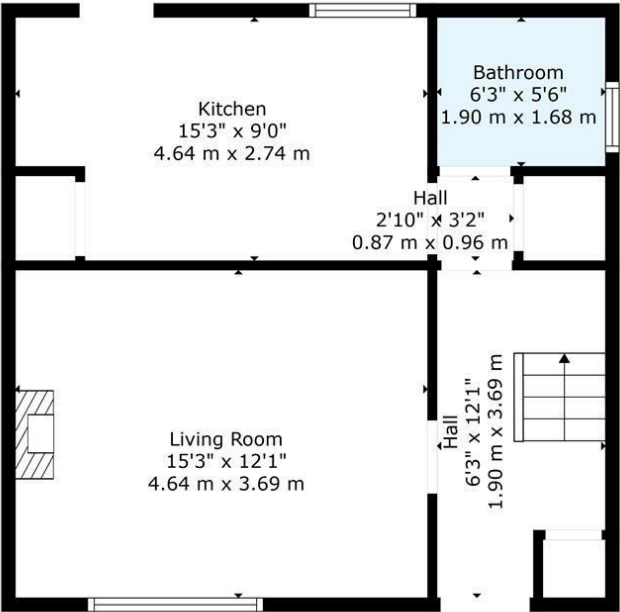
39 Kirkland Crescent, Dalry, KA24 5EA

Set in the charming area of Kirkland Crescent, Dalry, this delightful end-terrace house presents an excellent opportunity for both investors and first-time buyers. Built in 1951, this three-bedroom family home boasts a generous living space of 969 square feet, providing ample room for comfortable living.

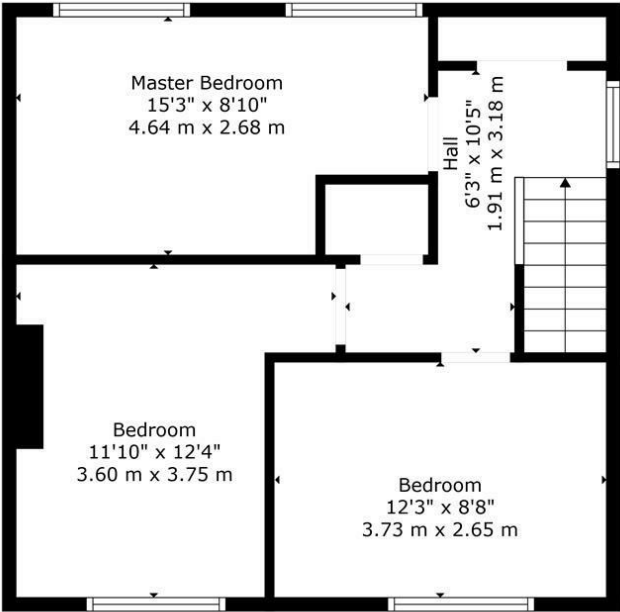
Upon entering, you will find a welcoming reception room that serves as the heart of





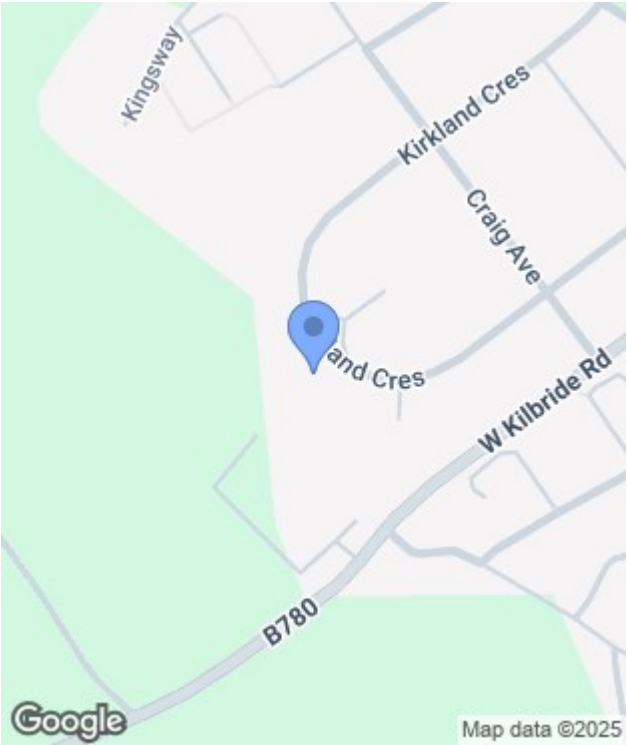


Floor 1



Floor 2

TOTAL: 914 sq. ft, 84 m2
FLOOR 1: 457 sq. ft, 42 m2; FLOOR 2: 457 sq. ft, 42 m2
EXCLUDED AREAS: UNDEFINED: 20 sq. ft, 2 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	