

**FOR SALE**



**Primpton Avenue, Dalrymple**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers Over £170,000**



## Primpton Avenue, Dalrymple

3 Bedrooms, 1 Bathroom

Offers Over £170,000

- Attractive three-bedroom semi-detached villa built by Milestone Developments
- Bright open-plan dining kitchen and French doors to the garden
- Comfortable lounge and welcoming entrance hallway with ground floor

**PROPERTY DESCRIPTION:** This desirable three-bedroom semi-detached villa enjoys a quiet position within a highly sought-after modern development in the village of Dalrymple, just a short drive from Ayr and Ayr Hospital. Built by Milestone Developments, the home offers a stylish blend of comfort, practicality and contemporary design ideal for modern family living.

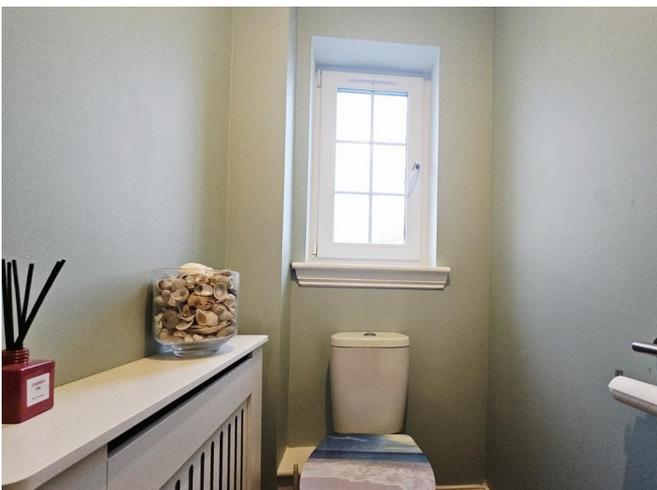
The ground floor features a welcoming entrance hallway with a convenient cloakroom, a bright and spacious lounge, and a superb open-plan dining kitchen fitted with integrated appliances and generous storage. French doors open out to the private rear garden, creating a seamless flow between indoor and outdoor spaces perfect for entertaining or relaxing with family.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a modern family bathroom complete with both a bath and a separate shower. The décor throughout is tasteful and neutral, making this home move-in ready.

Outside, the property benefits from neatly landscaped front and rear gardens, with the rear garden fully enclosed for privacy and easy maintenance. A monoblock driveway provides off-street parking for two vehicles, and a timber shed offers additional storage.

Located within a peaceful, family-friendly area, the property offers the benefits of village living while remaining within easy reach of Ayr's shopping, dining and leisure amenities. With Ayr Hospital close by, it is an ideal choice for families and professionals seeking a modern, well-connected home in a desirable setting.

Early viewing is highly recommended.





\*\*By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT £42.00 inclusive of Vat per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.\*\*

fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Martin & Co would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Martin & Co estate agents

#### Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if



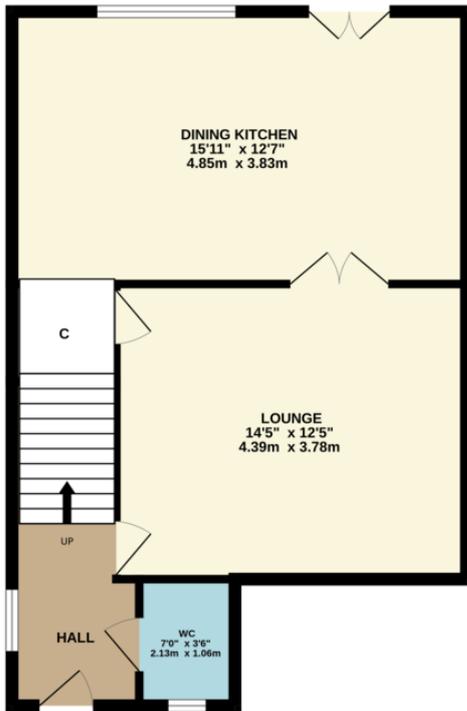


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

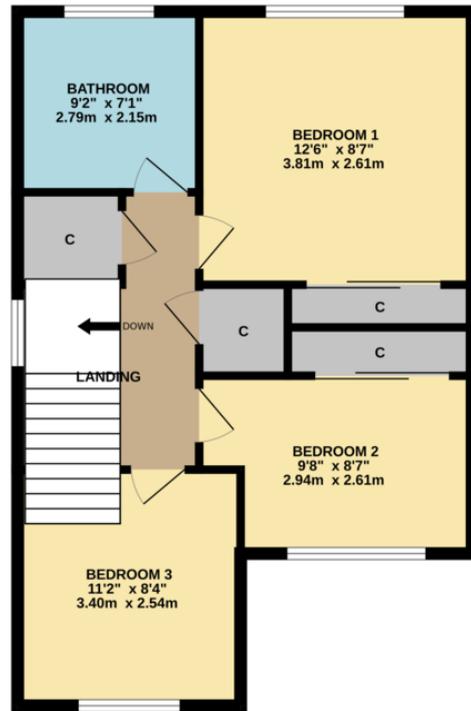
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Ayr Office

24 Parkhouse Street • • Ayr • KA7 2HH

T: 01292 619539 • E: [ayrandkilmarnock@martinco.com](mailto:ayrandkilmarnock@martinco.com) <http://www.martinco.com>

Letting Agent Registration No. LARN1807019

# 01292 619539



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