



THOMAS MURRAY
PROPERTY



174 Dalrymple Street

Girvan

KA26 9BQ



Rear Elevation



Living Room



Kitchen



Living Room



Kitchen

174 Dalrymple Street, Girvan

Recently renovated mid terrace 2 bedroom house in a great location, only 5 minutes walk to the beach and handy for shops, parks and schools

The house has been fully modernised over the last 12 months with works including: new roof, electrics, heating system, windows, kitchen and bathroom

The back garden has been cleared to form a large, level west facing space

The house comprises

Entrance Vestibule with uPVC front door

Hall

Spacious Living Room with double glazed French door to garden

Kitchen with integrated hob, oven, extractor and dish washer.

There is ample space to dine in the kitchen

Bedroom 1

Bedroom 2

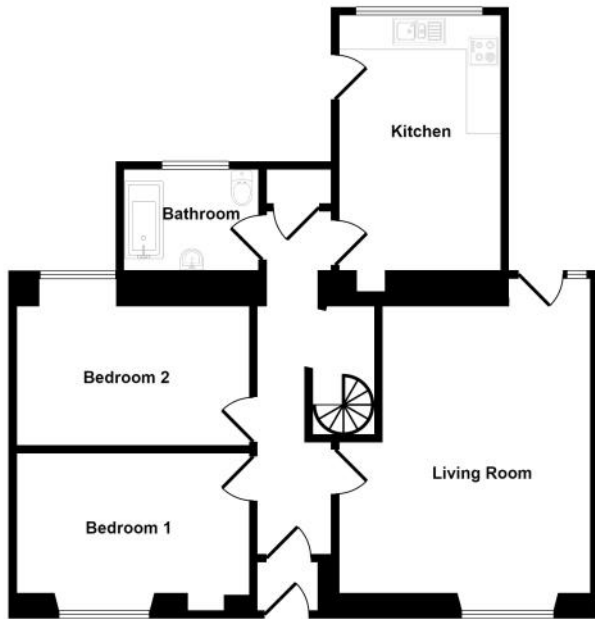
Bathroom with mixer shower over bath

The attic has been floored and lined and partitioned into 3 sections to provide valuable storage space

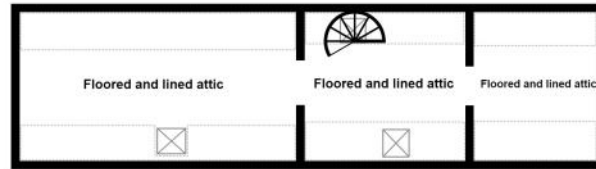
A very smart property, viewing is strongly advised

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Ground Floor
Approx 78 sq m / 841 sq ft

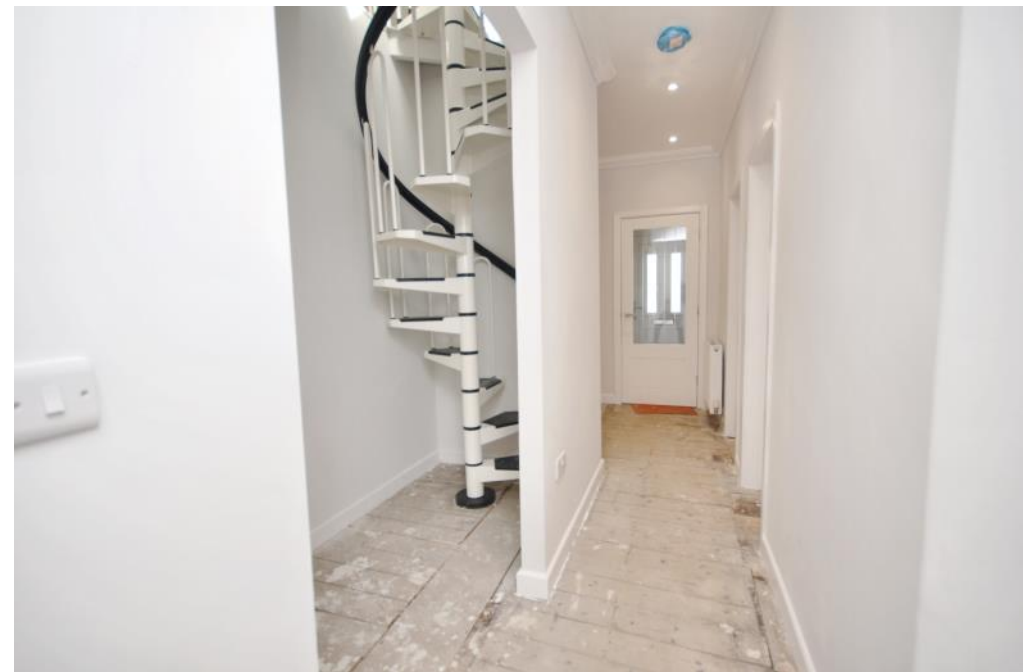


First Floor
Approx 27 sq m / 292 sq ft

Living Room	16'4" x 14'6" reducing to 12'1"
Kitchen	14'11" x 9'5"
Bathroom	5'10" x 7'7"
Bedroom 1	8' x 13'3"
Bedroom 2	8' x 13'7"



Hall



Hall



Living Room



Kitchen



Hall



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Floored & Lined Attic



Floored & Lined Attic



Back Garden



Back Garden

Directions

Travelling to Girvan from Ayr on A77. Proceed ahead to town centre and at traffic lights at town square/Stumpy clock tower continue ahead on Dalrymple Street. The Property is further along on the right hand side just before the turn off to Duff Street. Parking is on street.

General Comments

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

D (67)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Front Elevation

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com