



THOMAS MURRAY  
PROPERTY



170 Dalrymple Street

Girvan

KA26 9BQ



Living Room



Kitchen



Living Room



Living Room



Kitchen

## 170 Dalrymple Street, Girvan

This is a spacious, attractively presented 3 bedroom house in a central location and only 5 minutes walk to the beach

Walled, easy to maintain garden at rear

The house comprises

Entrance Vestibule

Hall

Living Room with double glazed door to garden

Dining Area

Kitchen

Bedroom 1

Shower Room

Upstairs

Bedroom 2

Bedroom 3

Bathroom

Double glazed. Gas central heating

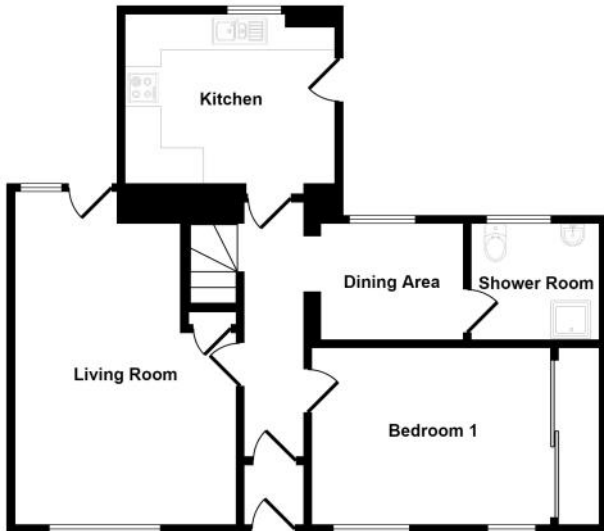
In the garden there is a timber shed

The house is convenient for schools, parks and shops

A lovely home, well worth viewing

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



Living Room	17'1" x 12'3" reducing to 9'4"
Dining Area	6'2" x 8'
Kitchen	9'4" x 11'1"
Bedroom 1	10'1" x 13'1"
Bedroom 2	8'8" x 10'10"
Bedroom 3	6'8" x 8'10"
Shower Room	6'1" x 6'10"
Bathroom	6'9" reducing to 3'9" x 8'



Hall



Hall



Living Room



Living Room



Dining Area



Dining Area



Bedroom 1





Shower Room



Bedroom 1



Shower Room



Stairs



Kitchen



Bedroom 2



Bedroom 3



Bathroom



Bedroom 2



Bedroom 3



Bathroom



Landing



Back Garden



Back Garden

### Directions

On arriving in Girvan travelling from Ayr on A77 proceed ahead and continue to traffic lights at town square and clock tower. Here continue ahead on Dalrymple Street. Pass through the main shopping area and the property is located further along the street on the righthand side before the turn off for Duff Street. Parking is on street.

### General

Home report available upon request

### Council Tax

C

### Energy Efficiency Rating

D (56)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.



Rear Elevation





Back Garden

### 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](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)