

property details **approval form**

87 Park Crescent, Dalmellington, Ayr, Ayrshire, Scotland, KA6 7RR

Date: 19 June 2024

Property Ref and Version: AYR105722 - 0009

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £55,000

Tenure: Freehold

>> **key features**

- > Semi-Detached Villa
- > Four Bedrooms
- > Development Opportunity
- > On Street Parking
- > Buy-To-Let
- > Rarely Available
- > WC
- > Family Bathroom
- > EPC Rating: D

>> **short description**

Situated in the picturesque village of Dalmellington, this semi-detached villa combines ample living space creating the ideal family home for first time buyer, upsizing and buy to let investors.

>> **long description**

Situated in the picturesque village of Dalmellington, this semi-detached villa combines ample living space creating the ideal family home for first time buyer, upsizing and buy to let investors.

Conveniently positioned close to local amenities, the property is presented with the accommodation comprising: Entrance hallway, bright and spacious lounge, fitted kitchen, WC and a fourth double bedroom. Upstairs, the property offers three further double bedrooms and a three-piece family bathroom.

This fantastic home is further enhanced by on street parking and front and rear garden space.

Early viewing is advised.

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>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

15' 5" x 13' 11" Excluding Recess (4.70m x 4.24m Excluding Recess)

Kitchen

10' 7" x 9' 7" (3.23m x 2.92m)

Bedroom 1

14' 2" x 13' 10" Maximum (4.32m x 4.22m Maximum)

Bedroom 2

14' 1" x 9' 9" Maximum (4.29m x 2.97m Maximum)

Bedroom 3

12' 2" x 10' 7" Excluding Recess (3.71m x 3.23m Excluding Recess)

Bedroom 4

10' 11" x 10' 6" (3.33m x 3.20m)

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>> **room description**

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>> property images



Your Allen & Harris office: 18 Parkhouse Street, AYR, Ayrshire, KA7 2HH
T 01292 267248 E Ayr@allenandharris.co.uk

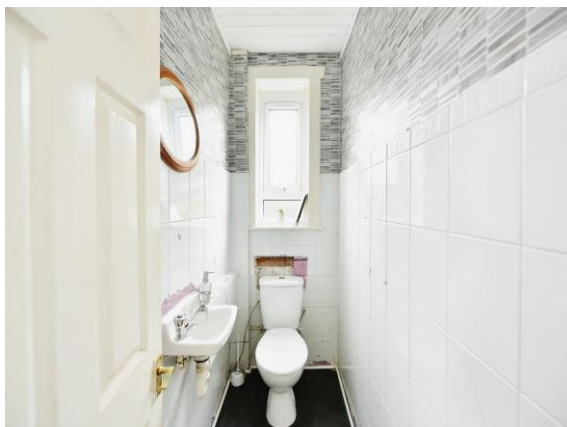
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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

| | | |
|----------------------|--|--|
| Caitlin Quinn | | |
| Ms M. Kennedy | | |

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