BRUACH PROPERTY

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4 MORTON DRIVE | DALRYMPLE | KA6 6QA

OFFERS OVER: £155,000

4 Morton Drive, Dalrymple

We are delighted to bring to the market this charming two-bedroom bungalow, quietly situated within the lovely village of Dalrymple. This beautifully presented home would make an ideal purchase for retirees alike, benefiting from all on the level accommodation. The property features an open-plan layout to the rear, with an adjacent conservatory that enhances the living space and allows for an abundance of natural light. The home has been tastefully decorated throughout, creating a warm and welcoming atmosphere that is truly ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the location, presentation, and overall appeal of this delightful property.

The accommodation comprises a large entrance hallway providing access to the main apartments. To the front of the property, you will find a spacious living room offering a variety of furniture configurations and benefiting from double aspect windows which allow an abundance of natural light. A doorway from the living room leads through to the generous kitchen/diner.

The modern kitchen is fitted with a range of floor and wall mounted units, contemporary worktops, a fan oven, gas hob, and space for white goods. The kitchen further benefits from a substantial dining area with glass door leading out to the conservatory. The conservatory enjoys views across the rear garden and provides direct access to the rear garden.

The sleeping accommodation consists of two double bedrooms. Bedroom one is located to the front of the property with a window overlooking the front garden. Bedroom two is the larger of the two and is positioned to the rear, offering views over the garden and complete with a modern en-suite shower room. Completing the accommodation is a bathroom comprising a bath with overhead shower, WC, and wash hand basin.

The property further benefits from gas central heating and three large storage cupboards located within the hallway.

Externally, the rear garden is laid with stone chips and includes raised bed for ease of maintenance. To the side and rear of the property there is a large driveway providing parking for several vehicles. The front garden is laid with decorative stone chips and features a paved pathway.

Dalrymple itself offers a range of local amenities including shops, pub/ restaurant and a primary school. The nearby town of Ayr which is 6 miles away provides a wider selection of facilities. Excellent transport links are available via the A77, offering easy access to Ayr, Prestwick Airport, and Glasgow city centre. Ayrshire is renowned as a golfing destination, and rail services provide convenient links to Ayr and Glasgow.

Below: Living Room

Below: Hallway

Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: troon@bruachproperty.com

Below: Dining Area

Below: Conservatory

Below: Kitchen

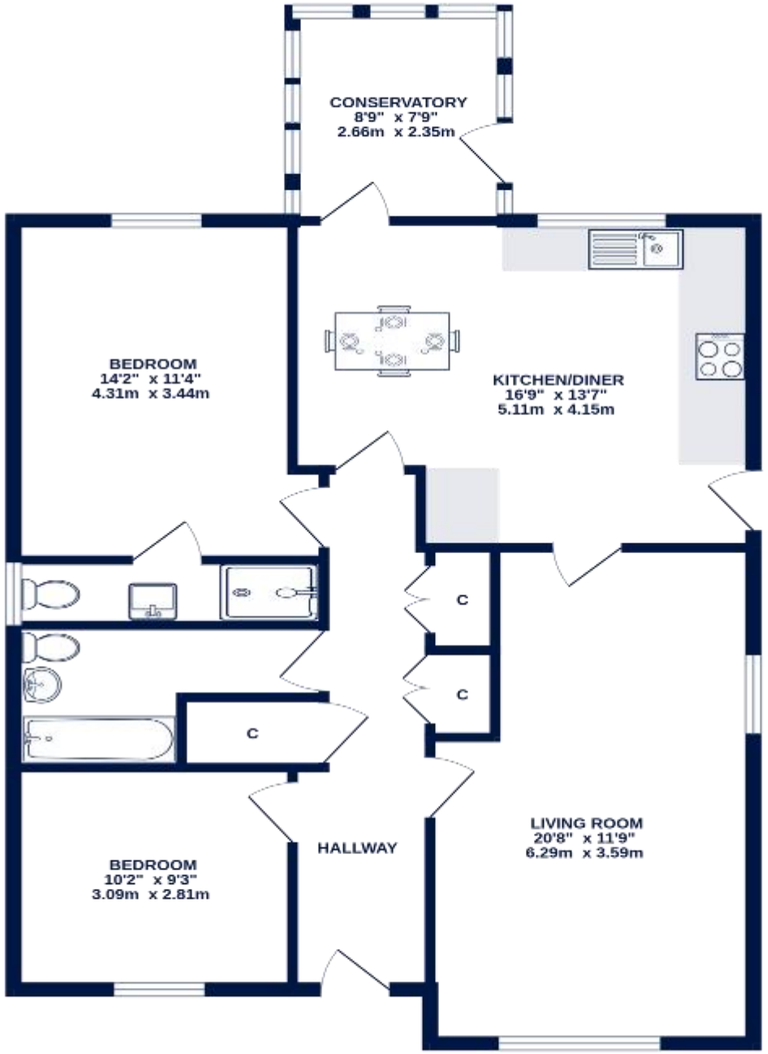
Below: Bedroom

Below: Bedroom

Below: Ensuite Shower Room

Below: Bathroom

ACCOMMODATION LAYOUT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and 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.

Right: Rear Garden

Right:

GENERAL REMARKS

Services:
The property has mains water, drainage and electricity. Heating is gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:
EER: C(76)

Council Tax:
The property is band E and the amount of council tax payable for 2025/2026 is £2,795.84
South Ayrshire Council Tel: 0300 123 0900.

Viewing:
Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan,KA26 9EU
Tel:01465 715065 or Email girvan@bruachproperty.com

Possession:
Vacant possession and entry will be given on completion.

Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.
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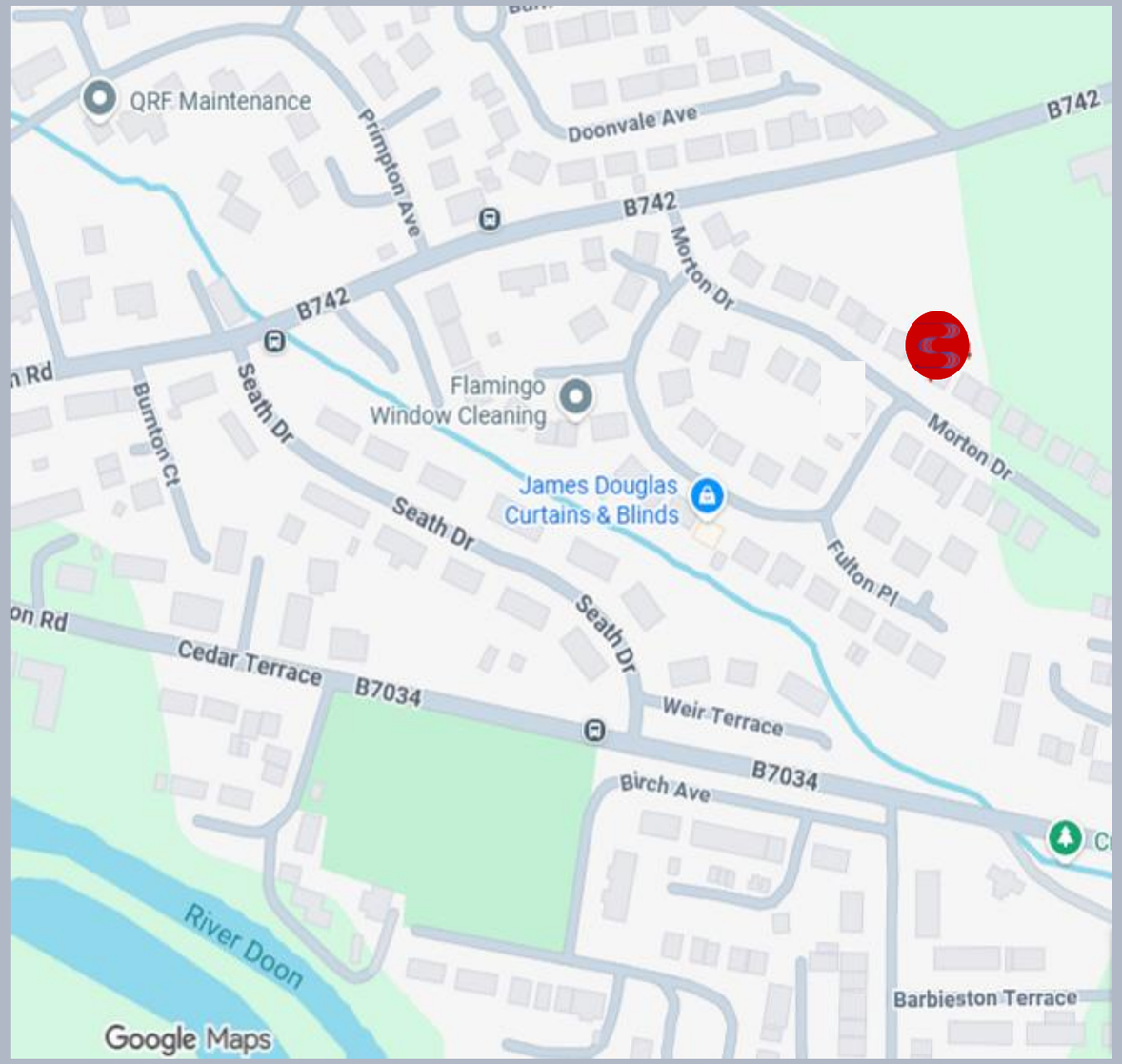
Servitude rights, burdens and wayleaves:
The property is sold subject to and with the benefit of all servitude rights,
burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



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I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

What's my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.

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GIRVAN

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T: 01465 715 065 | F: 01465 238002

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct- ness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in February 2026