



THOMAS MURRAY
PROPERTY



192a Dalrymple Street

Girvan

KA26 9BQ



Living Room



Living Room



Kitchen

192a Dalrymple Street, Girvan

Beautifully appointed 2 Bedroom flat situated in a good locality for easy access to shops and parks, the sea front is about 350 yards from the property.

The property is a ground floor flat forming part of mid terrace building which was redeveloped in the early 1990s and comprises a total of three properties.

The flat provides accommodation all on the level arranged as follows: Hall with timber front door from entrance foyer. The hall provides access to the living room, both bedrooms, shower room and cloak room and also has a deep built in cupboard which houses the electrical switch gear. The Living Room and through Kitchen is a lovely space with 2 windows to front. A timber/glass door opens from the hall into the living room and a wide breakfast bar separates the kitchen and living room. The Kitchen comprises sleek, modern base and wall mounted cabinets feature integrated hob, oven, extractor canopy and fridge, freezer as well as washing machine? There are downlights over the kitchen space. The central heating boiler is in the kitchen.

Bedroom 1 is a double bedroom with window to front. Bedroom 2, with rear facing window, is a further double bedroom. The Shower Room is fresh and modern and shower stall with mixer shower, wash hand basin in vanity unit and WC. The walls are fitted with waterproof panelling, the ceiling over has down lights and there is a wall mounted mirror with accent lighting. The Cloak Room comprises wash hand basin in vanity unit, WC, wall mounted mirror, water proof panelled walls and down lights.

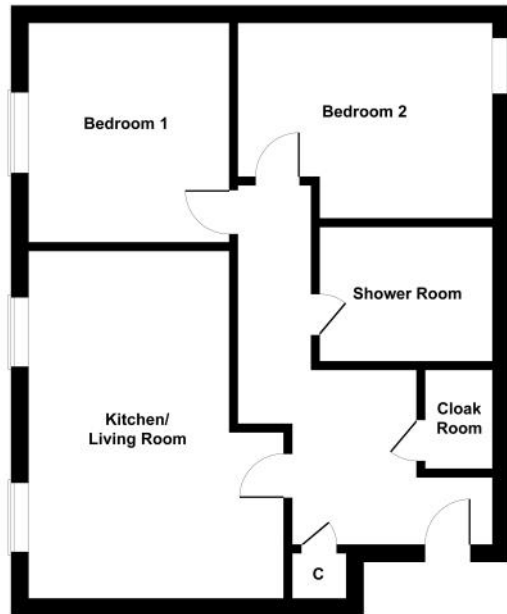
The flat is in immaculate decorative order, windows are double glazed and central heating is by way of gas. We are advised the central heating boiler is 3 ½ years old.

The building is entered by way of timber/glass door from Dalrymple Street and from the foyer there is a door to the rear where a shared drying green is located.

This a delightful property in move in condition. Viewing is must.

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 both independent and multiple retailers; ASDA supermarket; 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. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

192A Dalrymple Street



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

Dimensions are approximate

Living Room	13'7" x 10'2"
Kitchen	10'9" x 8'6"
Bedroom 1	10'10" x 11'7"
Bedroom 2	9'7" x 8'2" & 6'4" x 2
Shower Room	6'6" x 6'5"
Cloak Room	2'6" x 5'5"



Hall



Cloak Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Living Room



Kitchen

Directions

On entering Girvan travelling from Ayr proceed ahead and continue to traffic lights and town square/clock tower. Continue straight ahead on Dalrymple Street. Passing across the intersection with Wreck Road and Duff Street the Property is situated a little further along on the right hand side. Parking is on street. Entering the building the Property is entered by way of the first door on the left from the foyer

General

Home Report is available on request.

Council Tax: Band C

EER: C (76)

To view contact



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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.

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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.



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