



THOMAS MURRAY  
PROPERTY



18 Back Road

Dailly

KA26 9SH



Front Garden





Living Room



Kitchen



Living Room



Kitchen

## 18 Back Road, Dailly

This is a 3 bedroom attached house standing in a large garden and situated in a good position within the South Ayrshire village of Dailly.

The house is single storey and will have its origins dating to circa late 1800s with later additions. The house provides a spacious footprint, with accommodation comprising: Entrance Hall with double glazed uPVC main door, window to front cabinet housing electrical switch gear, engineered timber floor and doors off to store and living room. The Living Room, with window to front, is a large space and a well proportioned reception room with wood burning stove. From here there is a timber and glass door connecting through to the hall. The Hall provides access to 3 bedrooms, kitchen and bathroom. There is a built in cupboard and ceiling hatch to loft. Bedroom 1, a double bedroom, has window to rear. Bedroom 2 is also a double bedroom and has window over looking the front garden. Bedroom 3, to the rear is also a good size single bedroom. The stylish Kitchen, with window to rear, is fitted with modern units which comprise wall and base mounted cabinets, integrated hob, oven and extractor canopy and inset sink with mixer tap. Walls behind the work surfaces are tiled. The Bathroom, with window to side, also features modern fixtures and fittings with bath incorporating electric shower over and glass screen, wash hand basin and WC. The walls around the bath and behind the wash hand basin are tiled.

Windows are double glazed in uPVC casements and an electric heating system incorporating storage heaters and radiators.

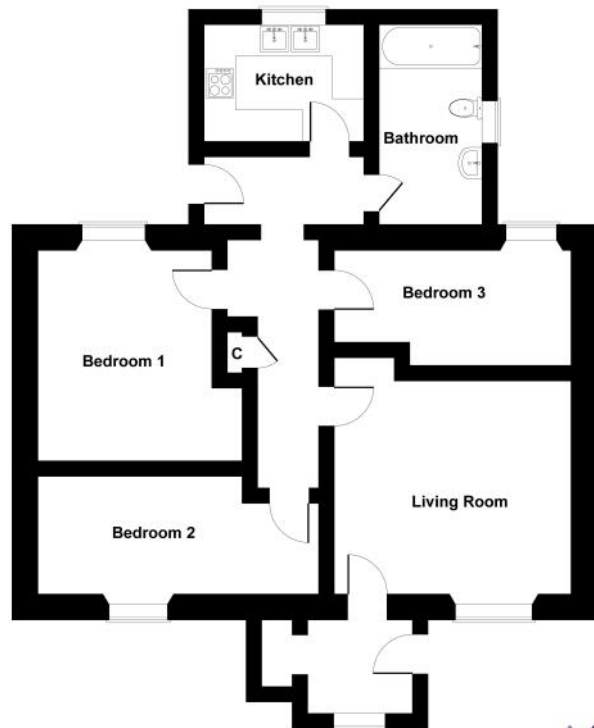
The interior of the house is in a neutral colour palette throughout.

At the front of the house there is a walled garden which is predominantly laid in gravel to afford off street parking. Double timber gates access the property from Back Road. In addition there is a gate on to a paved footpath which leads up to the front door. The front garden incorporates planted borders. At the rear there is a large area of lawn and a timber shed. The back garden is nicely enclosed by way of wall and hedge but there is a further area of back garden space which affords potential to be further cultivated for the growing of vegetables etc. The garden backs on to Dailly Primary School.

The village of Dailly is approximately 6 miles east of Girvan in the heart of the Girvan Valley within superb rural surroundings. The property is well situated in the village for easy access to shopping facilities, the primary school and all other amenities within Dailly. The village provides a McCalls store, smaller village shop/post office, primary school with early years centre, community centre and library. Also within the village can be found a doctors surgery with dispensary and activity centre. There is a motor repair garage and MOT centre. Surrounding the village are excellent routes for walking and cycle trails. There is fishing on the water of Girvan (salmon, trout and sea trout) and also on the renowned River Stinchar.

Viewing of what is a most attractive property is strongly recommended

## 18 Back Road, Dailly



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



Living Room	13'8" x 15'1", 1'9" x 3'6" & 1' x 3'11"
Kitchen	7'9" x 10'5"
Bedroom 1	13'9" x 9'7" & 5'10" x 1'5"
Bedroom 2	7'2" x 10'11" & 8'3" x 4'6"
Bedroom 3	6'7" x 10'10" & 5'9" x 4'7"
Bathroom	11'3" x 5'4"

Dimensions are approximate



Entrance Hall



Rear Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3





Bathroom



Rear Elevation



Back Garden

### Location

Girvan is the principal town serving the district. The town, which has an attractive sea front, working harbour and moorings for pleasure craft, provides primary and secondary school, ASDA and hospital. The Quay Zone has a swimming pool, soft play area and state of the art gym. A railway station in Girvan has connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. The main route into this corner of Ayrshire is the A77 from Ayr. The county town of Ayr is approximately 27 miles and Prestwick Airport is about 31 miles. Glasgow about 61 miles. There is a regular bus service which connect the village to Girvan and Ayr.

### Direction

Travelling from Ayr on A77 proceed to Girvan. At roundabout on edge of the town, take first exit B734 and follow signs for Dailly. On entering Dailly take first left Woodside. Continue down this road and take 2nd right, Back Road. Continue ahead, the property is on the left hand side.

### General

Home Report is available on request.

**Council Tax:** Band C

**EER:** G (14)

### 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.



Front Garden



Back Garden



Bottom section of back garden



Front Elevation

### 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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