



THOMAS MURRAY  
PROPERTY



24 Church Crescent

Dailly

KA26 9SP





Living Room



Kitchen





Living Room



Living Room

## 24 Church Crescent, Dailly

Nicely presented 2 bedroom end of terrace house.

The house was built circa 1960s and is of brick construction under a pitched roof overlaid with tiles.

The house is in good decorative order and provides accommodation arranged over 2 floors comprising: Entrance Hall with double glazed front door, timber/glass doors to living room and kitchen, stair and under stair recess. The Living Room is a good space with windows to front and to rear. The Kitchen is fitted with cabinets and base and wall mounted levels and has double glazed back door and window to rear.

Upstairs the landing provides access to 2 bedrooms, box room and shower room. There is a side facing window and ceiling hatch to loft. Bedroom 1, is a double bedroom with built in cupboard and window to front. Bedroom 2, is another double bedroom with window to rear. There is a reasonable outlook from this window across the village toward the hills behind the Dailly. The Shower Room is a bright modern space comprising shower stall with electric shower unit, wash hand basin in vanity unit , WC and window to rear.

Windows are double glazed in uPVC casements and central heating is by way of oil.

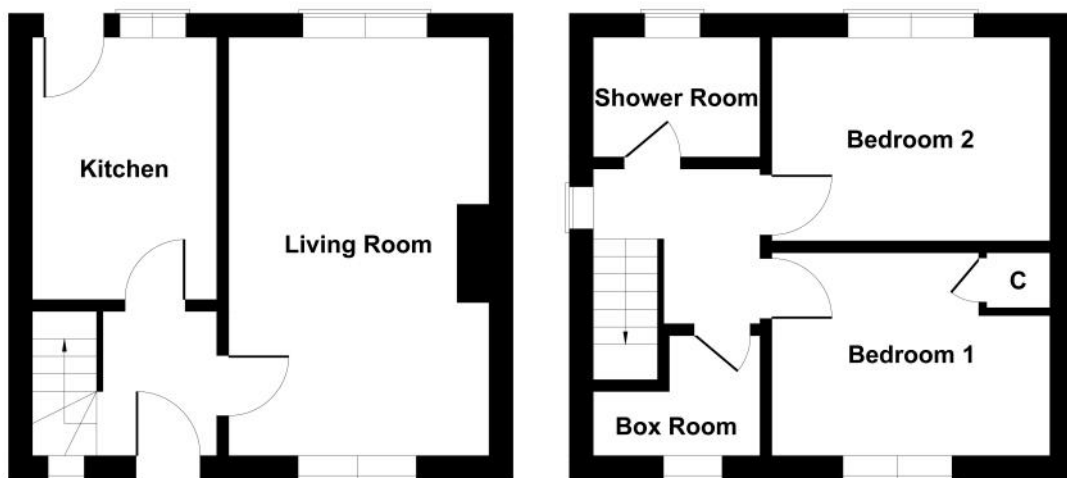
There are steps down from the road to the front of the house and a raised area laid in gravel. A paved path at the side of the house leads round to the large back garden which is level and down in grass. The back garden is bounded by hedge and timber fences. From the back garden there is a gateway out to a rear lane.

The house is situated in a crescent of houses of similar style and vintage. All amenities in the village are readily accessible from this locality.

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 McCall's 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.

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.

## 24 Church Crescent, Dailly



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



Living Room	18'10" x 9'11"
Kitchen	11'10" x 9'6"
Bedroom 1	9'8" x 13'5" widest points
Bedroom 2	8'11" x 13'4"
Shower Room	5'3" x 6'3"
Box Room	6'2" x 2'10" & 2'9" x 3'5"

Dimensions are approximate



Hall



Hall





Living Room



Kitchen



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 2



Shower Room



Front Garden



Rear Elevation



Back Garden

### Directions

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 1<sup>st</sup> right to Hadyard Terrace. Continue ahead, the road sweeps round to the left and after this it's a right turn into Church Crescent. The house is a little further along on the right hand side of the road.

### General

Home Report is available on request.

**Council Tax:** Band A

**EER:**

**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.





### 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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