



THOMAS MURRAY
PROPERTY



170 Dalrymple Street

Girvan

KA26 9BQ



Living Room



Living Room



Kitchen



Dining Room



Living Room



Dining Room

170 Dalrymple Street, Girvan

This is a spacious and well appointed 3 bedroom house with private and sheltered walled garden. The house is in central locality about 700 yards from the beach and for easy access to shops, parks and schools.

The house is middle terrace over 1½ storeys with its origins dating from circa late 1800s. The house is principally of stone construction with a slate roof. Windows are double glazed, the front windows were installed about a year ago and the rear windows were fitted in 2018. Central heating is by way of gas. The house is in good decorative order outside and in.

The interior offers a good balance of accommodation comprising: Entrance Vestibule with double glazed/uPVC front door and a double glazed/uPVC inner door. The Hall provides access off to living room, bedroom 1, dining room, kitchen and stair. The Living Room has window to front and window, under stair cupboard and double glazed door to the back garden. The Dining Room has window to rear and from this space there is a door to the Shower Room which is really smart area with window to rear, wash hand basin in vanity unit, wc, shower stall, tiled walls and floor and heated towel rail. The Kitchen, with window to rear, has cabinets at base and wall mounted levels, slot in cooker and extractor canopy, dishwasher, washing machine, tiled splash back around work tops, tiled floor and double glazed/uPVC back door. The central heating boiler is in the kitchen.

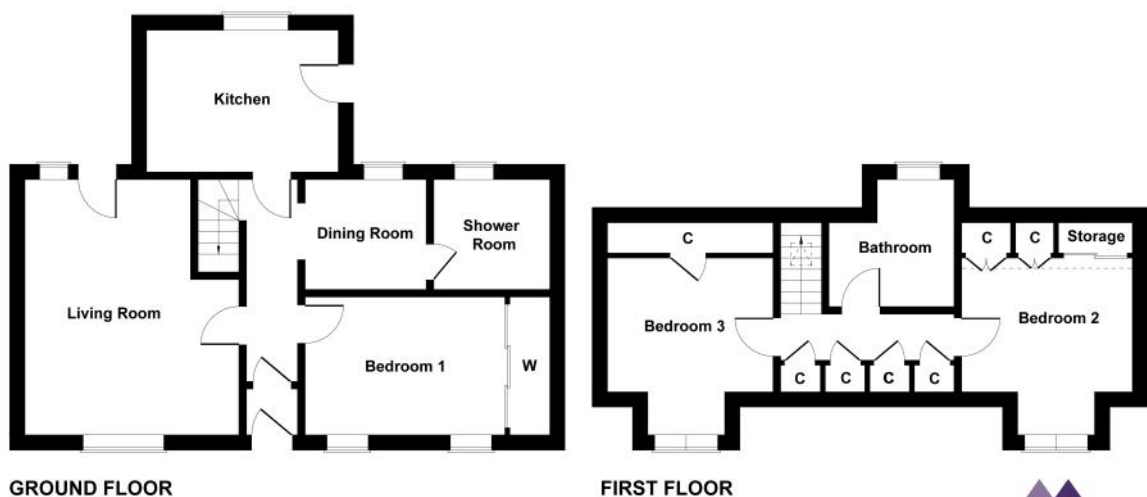
Upstairs; there is a Velux window to rear over stairwell. The landing has Velux window to front and a good range of fitted cupboards. From the landing there are doors off to Bedrooms 2 and 3 and the Bathroom. Bedroom 2 with dormer window to front is a double bedroom with fitted wardrobes and cupboards. Bedroom 3, has dormer window to front and fitted wardrobe/cupboard, this a large single bedroom. The Bathroom, with dormer window to rear comprises bath with mixer shower over and glass screen, wash hand basin and WC, tiled walls and heated towel rail.

The walled garden is fashioned in such a way as to minimise upkeep. The level space is paved, gravelled and in mono block. There is a timber shed.

A lovely home. Viewing is highly recommended.

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 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.

170 Dalrymple Street, Girvan



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



Hall

Living Room	17'1" x 12'3" reducing to 9'4"
Dining Room	6'2" x 8'
Kitchen	9'4" x 11'1"
Bedroom 1	10'1" x 13'1"
Bedroom 2	8'8" x 10'10"
Bedroom 3	6'8" x 8'10"
Shower Room	6'1" x 6'10"
Bathroom	6'9" reducing to 3'9" x 8'

Dimensions are approximate



Hall



Bedroom 1



Bedroom 1



Kitchen



Dining Room



Kitchen



Shower Room



Landing



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



Directions

On arriving in Girvan travelling from Ayr proceed ahead and continue to traffic lights at town square and clock tower. Here continue ahead on Dalrymple Street. Pass through the main shopping area and the property is located further along the street on the right hand side before the turn off for Duff Street.

General

Home Report is available on request.

Council Tax: Band C

EER: E (54)

To view contact



Tel: 01465 713498

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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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