



THOMAS MURRAY
PROPERTY



91 Hadyard Terrace

Dailly

KA26 9SR



Rear Elevation



Outlook from front Garden



Living Room



Kitchen



Living Room



Kitchen

91 Hadyard Terrace, Dailly

Standing on a slightly elevated site, this is 3 bedroom semi detached house in nice order and with garden front and rear. From this location all village amenities are easily accessible.

The house has been in the same ownership for 30 years and has been well maintained. Windows are double glazed in uPVC casements. Central heating is by oil.

The spacious interior is arranged over 2 floors comprising: Entrance Vestibule with double glazed/uPVC front door, tiled floor and timber/glass inner door. The Hall provides access to the living room, bedroom 3, shower room, stair and built in cupboard. The Living Room, with window facing front is a nice space with feature fireplace and electric living flame fire. From the living room there is door to; the Kitchen, with window to rear, and fitted with base and wall mounted cabinets on three walls and with integrated hob, oven and extractor. From the kitchen there is a double glazed/uPVC back door to garden. Bedroom 3, with window to front is a double bedroom with built in wardrobe. The Shower Room is a bright modern space with window to rear, wash hand basin and WC in vanity unit, shower stall with electric shower, water proof ceiling with downlights and 'wet wall' cladding.

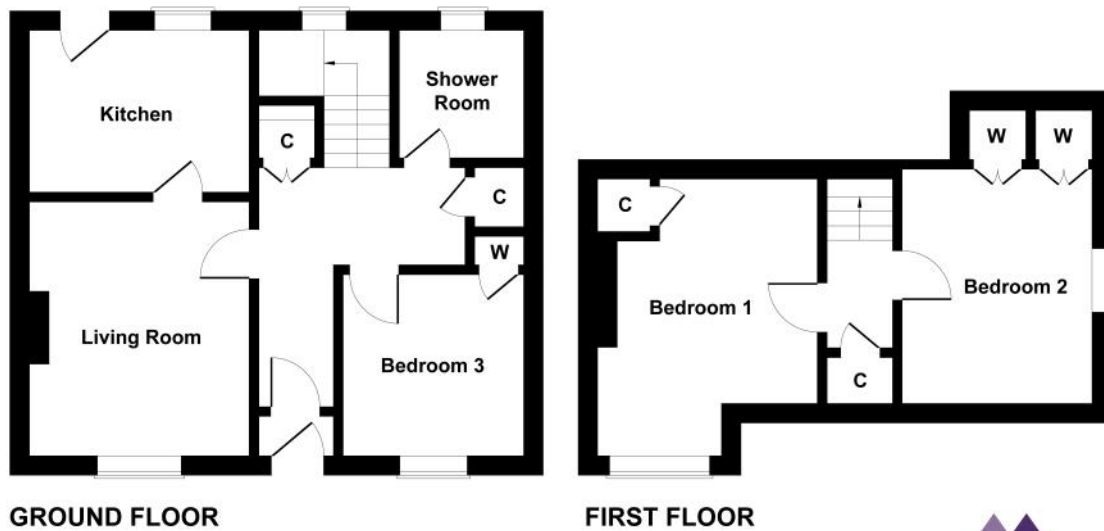
Upstairs there is a small landing with doors off to bedrooms 1 and 2, and built in cupboard. Over the stairwell there is window facing to the rear. Bedroom 1 is a spacious double bedroom with dormer window to front, built in cupboard housing hot water cylinder and access points to under roof. Bedroom 2 is a double bedroom with built in wardrobes and window to the side.

The house stands in a triangular shape plot. The wider space at the front incorporates areas in grass, planted borders and beds, steps from road up to paved path to front door and to side of house. There is an area at the side of the house where there is a timber shed and oil tank. At the immediate back of the house is a space which is paved and in gravel and from here a few steps lead up to a smaller area of lawn. There is an integral outbuilding where the oil fired central heating boiler is housed.

A good solid house in a nice surroundings.

The village of Dailly is approximately 6 miles east of Girvan in the heart of the Girvan Valley within super, picturesque surroundings. Although delightfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails many of which are around the Dailly area; beautiful Loch Doon; the National Trusts Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first dark sky park in the UK; excellent golf courses at Girvan and Turnberry. There are of course the usual field sports and rivers for fishing, Dailly is adjacent to the Water of Girvan.

91 Hadyard Terrace, Dailly



Not to Scale. Produced by The Plan Portal 2021
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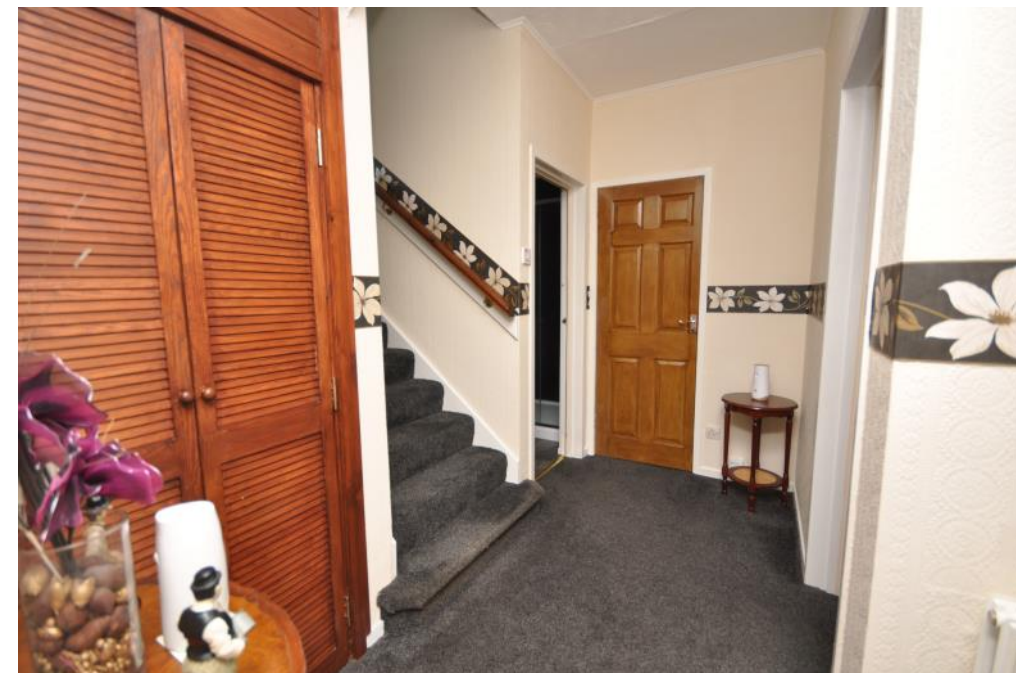


Living Room	14'10" x 12'7" reducing to 11'8"
Kitchen	7'2" x 12'6"
Bedroom 1	14'7" x 12'9" reducing to 10'5"
Bedroom 2	10'7" x 10'4"
Bedroom 3	11' x 10'
Shower Room	5'11" x 6'4"

Dimensions are approximate



Hall



Hall



Hall



Living Room



Kitchen



Vestibule



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 2



Shower Room



Living Room



Stairwell



Rear Elevation



Back Garden

Location

The principle town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area. Girvan has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. The village has a primary school, doctors surgery 2 shops (one with post office), activity centre with gym and bowling green.

Directions

The main route into this corner of Ayrshire is the A77 coming south from Ayr/Glasgow. Ayr approximately 27.7 miles, Prestwick Airport approx. 34.3 miles and Glasgow about 65 miles. Travelling on the A77 from Ayr, proceed to Girvan. At the roundabout on the edge of the town take 1st exit left, B734 and continue ahead for about 6 miles. Arriving at Dailly turn first left, Woodside and then next right to Hadyard Terrace. The property is situated on the left hand side on the corner.

General

Home Report is available on request.

Council Tax: Band B

EER: C (69)

To view contact



Tel: 01465 713498

Email: 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.



Garden to side



Front Garden

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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