



THOMAS MURRAY
PROPERTY



27A Dalrymple Street
Girvan
KA26 9EU



Living Room



Living Room



Kitchen



Hall



Living Room



Kitchen

27A Dalrymple Street, Girvan

Spacious 2 bedroom flat, centrally situated making for easy access to shops, schooling and parks. The beach is about 500 yards.

The first floor flat forms part of a substantial middle terrace building dating from circa early 1900s.

The interior of the flat is roomy and has high ceilings. Accommodation comprises spacious Hall with doors off to 2 bedrooms, living room, bathroom and kitchen. The hall has decorative cornice, picture rail and timber/glass door from stairwell. The Living Room is a great space with two windows facing front, decorative plaster ceiling rose and cornice, alcove and fireplace. The Kitchen, with window facing rear, is fitted with cabinets at wall and base mounted levels featuring an integrated ceramic hob and oven. Tiled splash backs and built in shallow press.

Bedroom 1 is a double bedroom with front facing window. Bedroom, with window to rear is also a double bedroom. The Bathroom comprises bath with electric shower over, wash hand basin, WC and tiled floor.

The flat is attractively presented, windows are double glazed in uPVC casements and central heating is by gas.

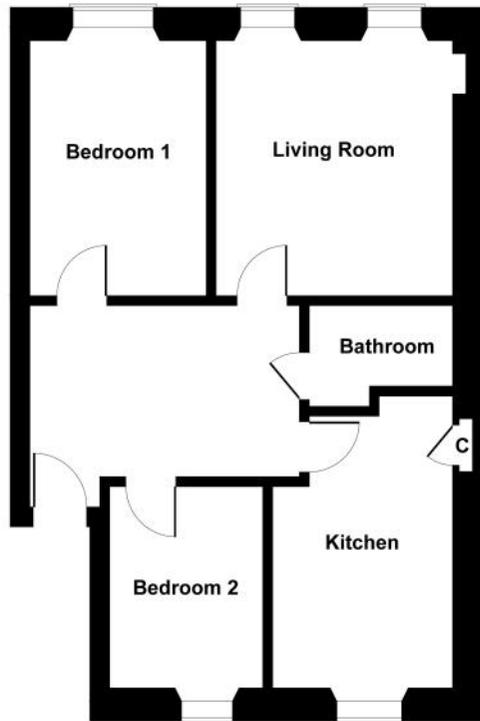
At the rear of the building is a walled yard shared with the adjoining proprietors.

A lovely roomy flat, well worth a closer look.

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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

27A Dalrymple Street, Girvan



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Hall	8' x 13'8"
Living Room	15' x 13'5"
Kitchen	16' x 10'2" at widest
Bedroom 1	15' x 9'5"
Bedroom 2	11'8" x 8'10"
Bathroom	3'9" x 6'3" and 4'7" x 3"



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Bedroom 1



Bedroom 2



Back Garden



Back Garden

Directions

Travelling from Ayr, on entering Girvan proceed ahead to traffic lights at town square and clock tower. Here turn left and continue to mini roundabout at harbour side. Take first exit left, Henrietta Street. Proceed ahead. Continue ahead on Henrietta Street and then to Kirkpatrick Street and at mini roundabout take 3rd exit right Cauldshore and then left to Kirkwood Place where the Property is situated on the right hand side second from the end of this terraced row. Parking is on street.

General

Home Report is available on request.

The free standing mirror door wardrobe in Bedroom 1 is to be included in the sale.

Council Tax: Band B

Energy Efficiency Rating : D 56

To view contact



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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.

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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