



THOMAS MURRAY
PROPERTY



199 Dalrymple Street

Girvan

KA26 9BG



Living Room



Living Room



Kitchen

199 Dalrymple Street, Girvan

Spacious 4 bedroom house with drive, double garage and paved terrace/patio

The house is only minutes from the beach and parks, schools and shops are all easily accessible

Double glazed. Gas central heating.

The house provides accommodation over 2 floors comprising

Entrance Vestibule with double glazed/uPVC front door

Hall

Lovely Living Room /Dining Room

Stylish Kitchen with cabinets and integrated hob, column oven and fridge. There is a wide island unit between the kitchen and living room

Study/handy space off kitchen

Utility Room with double glazed/uPVC back door and built in cupboard

Cloak Room with wash hand basin and wc

Upstairs there is a wide landing

Spacious Sitting Room with quartz fireplace with accent lighting

Bedroom 1 with fitted wardrobes

Bedroom 2

Modern Shower Room with tiled walls and downlights

Upstairs to attic floor

Bedroom 3

Bedroom 4 with fitted storage

Boxroom

Bedrooms 3 and 4 have a terrific view over neighbouring properties toward the sea and Ailsa Craig

Mono block drive, double garage with electronically operated door, light and power. The patio is sheltered and private

The house sits on the corner of Dalrymple Street and Wreck Road

An excellent property well worth viewing



Living Room



Kitchen

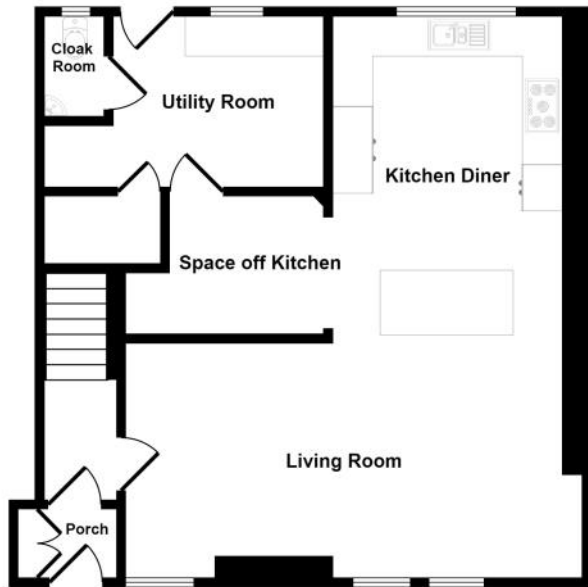


Living Room

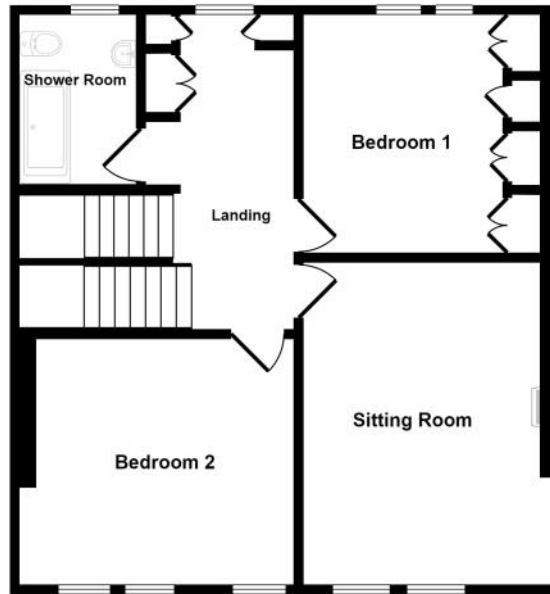


Kitchen

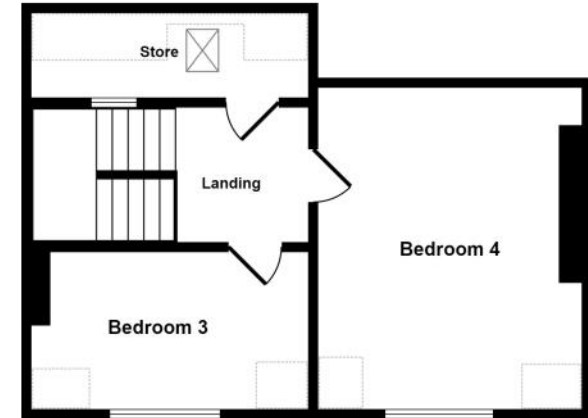
Approx Gross Internal Area
185 sq m / 1994 sq ft




Ground Floor
Approx 70 sq m / 757 sq ft



First Floor
Approx 69 sq m / 743 sq ft



Second Floor
Approx 46 sq m / 494 sq ft

 Denotes head height below 1.5m

Living Room/Dining Room	11'8" x 22'3"
Sitting Room	16' x 12'6" reducing to 11'10"
Kitchen	15'10" x 11'9"
Study	6'10" x 7'7"
Utility Room	8'2" x 10'3" & 3'2" x 3'9"
Bedroom 1	12'1" x 14' reducing to 13'8"

Bedroom 2	11'11" x 9'10"
Bedroom 3	15'7" x reducing to 13'7" x 12'7" reducing to 11'1"
Bedroom 4	7'9" reducing to 5'8" & 14'1" x 13'4"
Shower Room	8'3" x 5'11"
Boxroom	2'6" x 14'1"
Garage	17'11" x 17'2"



Hall



Hall



Off Kitchen



Utility Room



First Floor Landing



First Floor Landing



Bedroom 1



Bedroom 1



Sitting Room



Shower Room



Sitting Room



Sitting Room



Shower Room



Bedroom 2



Stairwell



2nd Floor Landing



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Cloakroom



View from 2nd Floor



Rear Elevation



Garage

Location

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Directions

Travelling to Girvan from Ayr on A77. Proceed ahead to town centre and at traffic lights at town square/Stumpy clock tower continue ahead on Dalrymple Street. The Property is further along on the corner of Dalrymple Street with Wreck Road. Left hand side of street. Access to the drive and garage forming the Property is from Wreck Road.

General Comments

Home Report is available by request.

The ceiling mounted light fittings in the living room and over the kitchen (glass chandeliers) are excluded from the sale.

Council Tax

D

EER

E (47)

To view contact



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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.



Back Gate



Rear Patio Area



Rear Patio Area



Front Elevation

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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