



THOMAS MURRAY  
PROPERTY



23 Linfern Road

Dailly

KA26 9SW



Living Room



Kitchen



Living Room



Kitchen

## 23 Linfern Road, Dailly

End of terrace 2 bedroom house with attractive open outlook

The house has front and back garden

Double Glazed. Oil central heating

The house comprises

Hall with double glazed/uPVC main door

Spacious Living Room

Kitchen with integrated hob and oven and double glazed/uPVC back door to garden

Upstairs

Bedroom 1

Bedroom 2

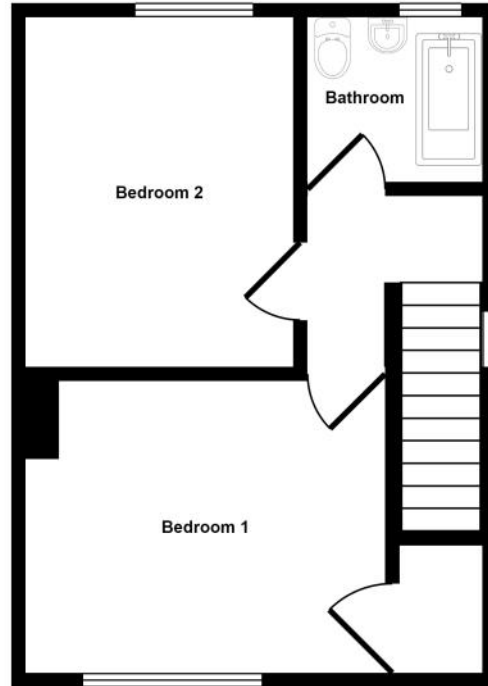
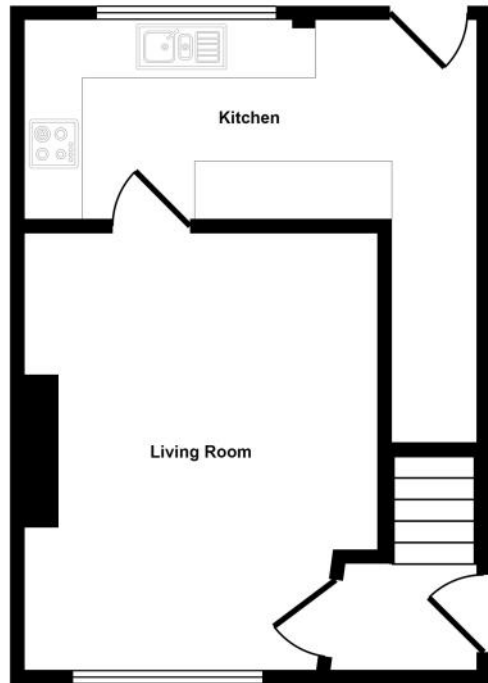
Bathroom with electric shower over bath

The house is handy for all village amenities

Well worth viewing

Dailly is in the heart of the Girvan Valley within super, picturesque surroundings. The village has a primary school, shop, newsagents/post office, doctors surgery and bowling club. Although rural the locality affords easy access to many of the attractions within the district which include: a variety 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.

Girvan 6 miles | Ayr 28 miles | Glasgow 66 miles



Living Room	14'9" x 12'4"
Kitchen	6'9" x 15'8" & 5'4" x 2'10"
Bedroom 1	9'11" x 12'3"
Bedroom 2	11'10" x 9'2"
Bathroom	5'7" x 6'1"



Hall



Hall



Kitchen



Kitchen



Living Room



Landing



Bedroom 1



Bedroom 2





Bathroom



Bedroom 1



Bedroom 2



Bathroom



View from Front



Rear Elevation



Back Garden

### Location & Directions

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 for about 6 miles. Arriving at Dailly proceed straight ahead to the end of the village and turn left, Linfern Road. Carry on ahead where the house is located on the left hand side.

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; ASDA supermarket; 18 hole golf course; attractive beach and harbour; railway station with connections north to Ayr and Glasgow.

### General Comments

Home Report is available by request.

There is a right of way for the proprietor of the neighbouring property across the back of No23 for moving wheelie bins etc.

### Council Tax

A

EER

D (61)

### 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 |

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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