



THOMAS MURRAY  
PROPERTY

astel Fox Studio

115

115 Dalrymple Street

Girvan

KA26 9BS





Living Room



Dining Room





Sitting Room



Kitchen





Living Room



Sitting Room





Kitchen





Living Room



Dining Room

## 115 Dalrymple Street, Girvan

This is a stunning 4 bedroom, 3 reception room town house in a central locality and with garden, garage and off street parking

The house is only 5 minutes walk to the beach and is convenient for easy access to schools, shops and parks. The house is in the towns Conservation Area

Beautifully presented the interior is spacious and light

Built circa early 1900s this mid terrace house retains many period features such as decorative cornice and ceiling rose, original interior doors and fabulous pitch pine balustrade

The house comprises

Entrance Vestibule

Hall

Living Room with cornice, fireplace and wood burning stove

Dining Room

Sitting Room

Kitchen with Dining Area and French doors to garden

Cloakroom with loo and wash hand basin

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Attractive Bathroom with under floor heating

The house is in good decorative order. Double glazed. Gas central heating

Walled garden at rear, comprising patio and pergola, timber garage/workshop, carport and further space to park

An impressive house, viewing is absolutely essential



Hall



Hall



Hall





Dining Room



Living Room



Sitting Room



Dining Space in Kitchen



Kitchen





Staircase





Bedroom 1





Bedroom 2





Bedroom 3





Bedroom 4





Bathroom





Landing



Landing



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 3



Bedroom 4



Bathroom





Bathroom





Back



Back

### 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 is 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

### Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. The house is situated on the lefthand side of the street, just before the pedestrian crossing

### General Comments

Home report available upon request.

The back of the house is accessed by way of a lane which comes in from Wesley Place

There is a hot tub in the back garden under the pergola. The hot tub is not included in the sale but it may be available separately

**Council Tax Band | D**

**Energy Efficiency Rating | D (60)**

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.





Back Garden





Back Garden



Back Garden



Off Street Parking



Side of Garage/ Work shop





Back



### 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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