



THOMAS MURRAY
PROPERTY



85a Darymple Street

Girvan

KA26 9BS



Living Room



Kitchen



Living Room



Kitchen

85A Dalrymple Street, Girvan

Large flat situated in the centre of town, 6 minutes walk to the beach. Schools, parks and shops are all readily accessible. The flat is located in the towns Conservation Area

The flat has access to the rear for off street parking, this from Wesley Place

- The flat comprises
- Own door entrance
- Entrance Vestibule
- Hall
- Half Landing
- Bathroom
- First Floor
- Living Room
- Kitchen
- Attic Floor
- 3 Bedrooms

Double glazed. Gas central heating

From the half landing there is a door out to steps which lead down to the paved garden at the back of the building

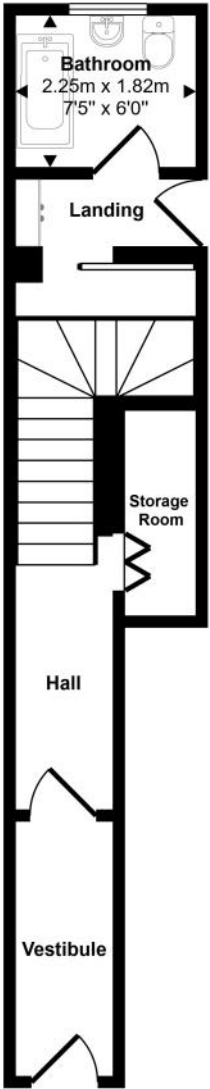
The flat requires repair and improvement and is sold as seen

Great space and good potential

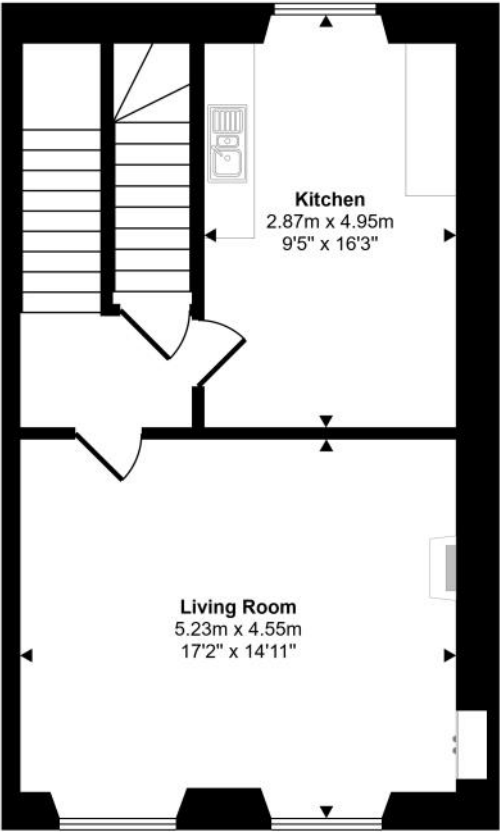
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; 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

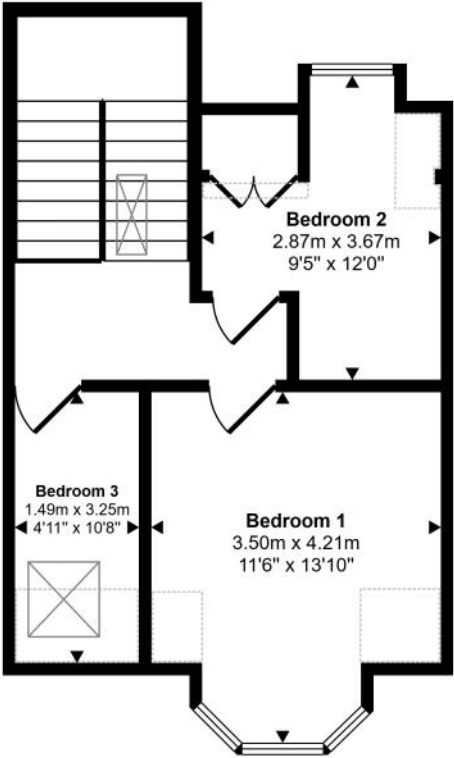
Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor
Approx 23 sq m / 245 sq ft



First Floor
Approx 51 sq m / 550 sq ft



Second Floor
Approx 38 sq m / 414 sq ft

 Denotes head height below 1.5m

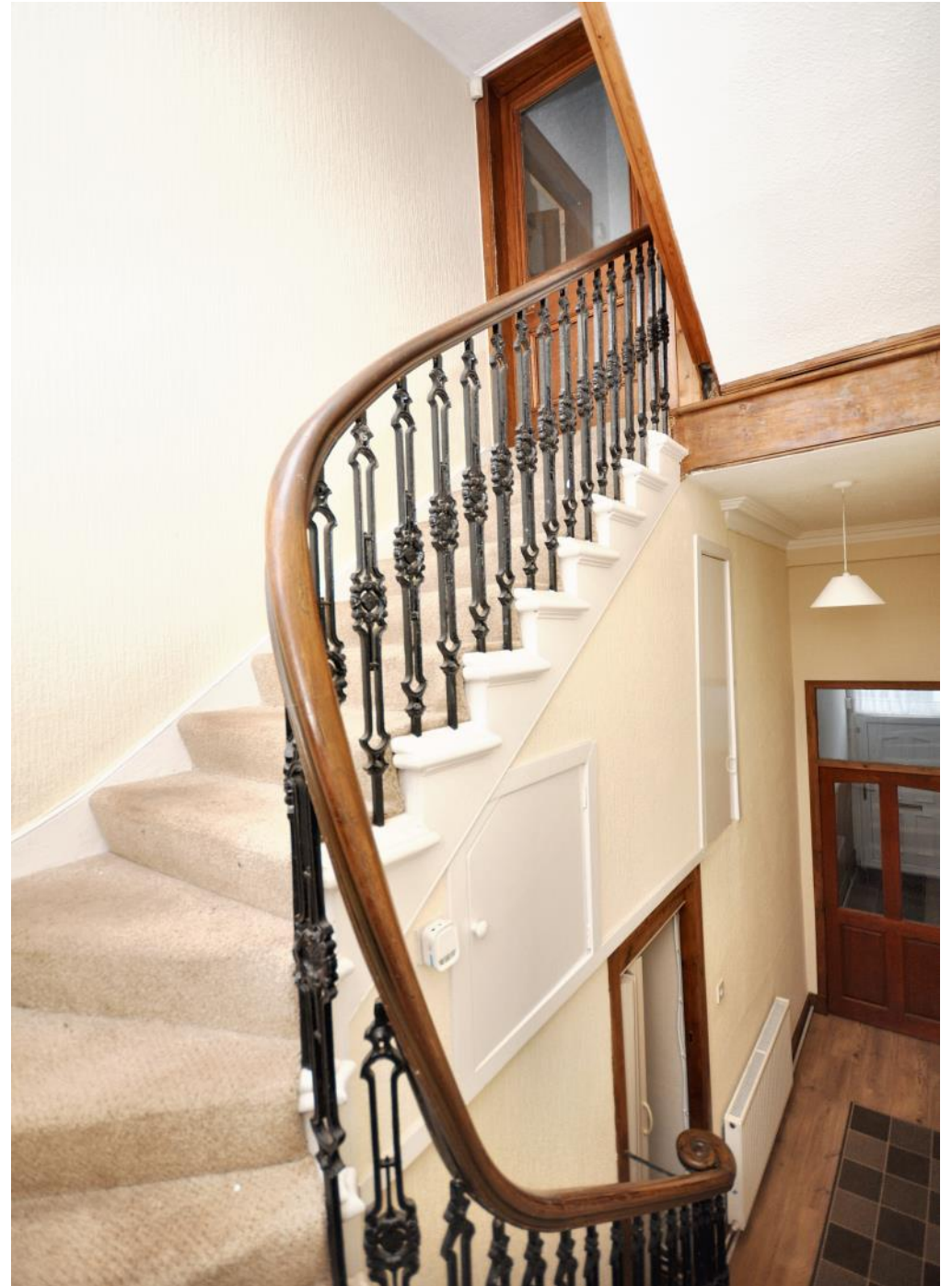
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hall



Hall



Stairs



Bathroom



Bathroom



Landing



Landing



Staircase



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Back



Back

Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. The flat is located on the lefthand side of the street.

General Comments

Home report available upon request.

The flat does require improvement and repair and as such is sold as seen.

A building preservation report is available, which provides an estimate of the remedial cost for the dry rot treatment.

Council Tax Band

Band B

Energy Efficiency Rating

E49

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.



Back



Back Garden



Back Garden



View



View

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com