



THOMAS MURRAY
PROPERTY



4 Dipple Cottage

Girvan

KA26 9JL



View from Back



Living Room



Dining Kitchen



Living Room



Dining Kitchen

4 Dipple Cottage, Girvan

Charming 2-Bedroom Coastal Cottage in a Rural Setting

Situated approximately 4 miles from the seaside town of Girvan, this attractive middle-terrace, single-storey cottage enjoys a rural position within the small settlement known as The Dipple, on the scenic Ayrshire coast.

Offering accommodation all on one level, the property comprises:

- Entrance Porch
- Hall
- Living Room
- Dining Kitchen
- 2 Bedrooms
- Bathroom

Double glazed and LPG central heating

Externally, there are garden grounds to both the front and rear. The back garden enjoys open views toward surrounding farmland.

The property overlooks the A77 and towards the nearby IFF plant, while still enjoying the rural coastal location

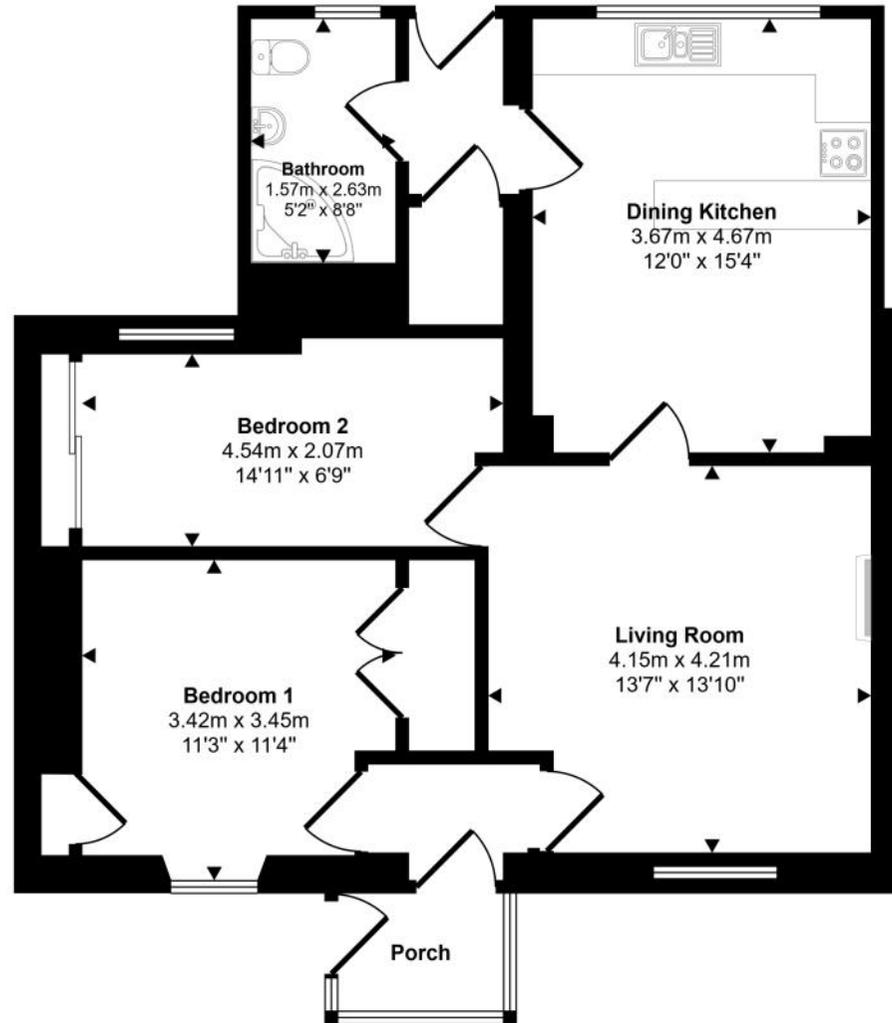
Early viewing is recommended to appreciate the setting and potential this home offers.

This part of south-west Ayrshire is renowned for its unspoilt scenery and mild climate. The area offers outstanding leisure opportunities including championship golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon, along with salmon and trout fishing on nearby rivers such as the River Stinchar. Galloway Forest Park and the National Trust for Scotland's Culzean Castle and Country Park are both within easy driving distance.

The nearby Girvan provides a range of amenities including nursery, primary and secondary schooling, a leisure centre, community hospital, ASDA supermarket, town centre shopping, an attractive beach and harbour, and a railway station with connections to Ayr, Prestwick Airport and Glasgow

Ayr 17 miles | Glasgow 52 miles

Approx Gross Internal Area
76 sq m / 815 sq ft



Floorplan

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.



Living Room



Dining Kitchen



Hall



Porch



Bedroom 1



Bedroom 2



Porch



Hall



Bedroom 1



Bedroom 2



Bathroom



Bathroom



Back



Front Garden

Directions

On travelling from Ayr on the A77 proceed ahead following signs for Girvan. On passing the junction to Turnberry continue ahead for about 1.7 miles. The property for sale is situated on the left hand side opposite IFF plant and easily accessible from the A77

General Comments

Home report available upon request.

Drainage is to septic

Council Tax Band

Band B

Energy Efficiency Rating

G (15)

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.



Front Elevation



View from 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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