THOMAS MURRAY
PROPERTY

45 Hadyard Terrace

Dailly

KA26 9SR

View from front of house

View from front of house

Living Room

Dining Room or 3rd Bedroom

Kitchen

Living Room

Kitchen

45 Hadyard Terrace, Dailly

Situated on a generous corner site with open aspects towards the surrounding countryside and rolling hills beyond the village, this attractive three-bedroom semi-detached home offers spacious accommodation in a nice setting

The property enjoys a wonderful outlook and a flexible internal layout suited to a range of buyers, from families to those seeking a quieter lifestyle within easy reach of amenities

Accommodation Comprises:

- Entrance Vestibule
- Welcoming Hallway
- Bright Living Room featuring a charming multi-fuel burning stove
- Fitted Kitchen
- Dining Room / Optional Third Bedroom
- Shower Room
- 2 Bedrooms upstairs

The home benefits from double glazing and oil-fired central heating. An integral outhouse houses the central heating boiler and provides useful additional storage

Externally, the gardens extend around the front, side and rear of the property, offering excellent outdoor space with scope for landscaping, seating areas, or family use

Early viewing is highly recommended to fully appreciate both the setting and the accommodation on offer

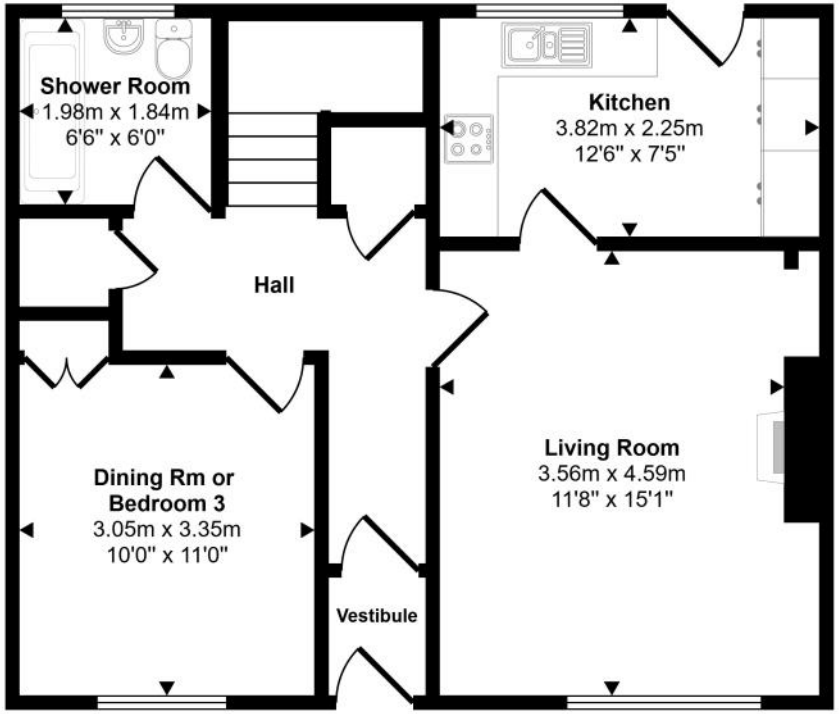
Location – Dailly

Located in the heart of the picturesque Girvan Valley, Dailly offers a peaceful rural lifestyle while remaining well connected. The village lies adjacent to the Water of Girvan and benefits from a primary school, local shop, bowling green and car repair garage

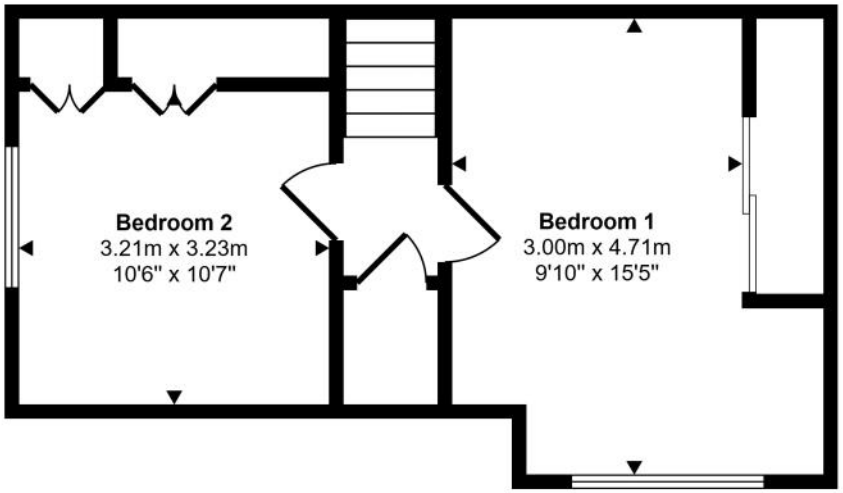
The surrounding area provides access to an outstanding range of outdoor and leisure pursuits including: Loch Doon, Culzean Castle and Country Park, Galloway Forest Park — Scotland's first designated Dark Sky Park, Golf at Girvan and Turnberry

Girvan 6 miles | Ayr | 28 miles | Glasgow 6 miles

Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft



First Floor
Approx 35 sq m / 381 sq ft

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

Living Room

Dining Room or 3rd Bedroom

Living Room

Kitchen

Dining Room or 3rd Bedroom

Hall

Shower Room

Bedroom 1

Bedroom 2

Shower Room

Stairwell

Bedroom 1

Bedroom 2

Back

Back Garden

Directions

The main road into this corner of Ayrshire is the A77, south from Ayr/Glasgow. 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 ahead for about 6 miles. Arriving at Dailly turn first left, Woodside and then next right to Hadyard Terrace. Continue ahead, the road sweeps round to the left where the house is situated on the left hand side.

General Comments

Home report available upon request

The light fitting in the dining room is not included in the sale, the owner is taking the light fitting

Council Tax Band

B

Energy Efficiency Rating

D (56)

To view contact

THOMAS MURRAY
PROPERTY

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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.

Front Garden

View from front of house

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.

The Property Ombudsman

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