

THOMAS MURRAY
PROPERTY

198 Dalrymple Street
Girvan
KA26 9BQ













198 Dalrymple Street, Girvan

A Substantial Traditional Home with Distinctive Red Sandstone Frontage, Attractive Rear Garden and Summer House

This attractive and generously proportioned mid-terraced house offers well-presented accommodation arranged over two levels, with the added benefit of an appealing, established rear garden.

The property combines traditional character with practical modern living. The ground floor comprises a Vestibule, welcoming Hall spacious Living Room, Dining Kitchen with French doors opening directly onto the rear patio, and a separate utility room. A mezzanine-level shower room, while the wide upper landing provides access to three bedrooms, comprising two doubles and a smaller single bedroom. From the rear bedroom, there are views towards the sea and Ailsa Craig.

The rear garden is a particularly appealing feature, with a paved patio terrace and from where steps lead down to a lawned area, and a timber summer house at the foot of the garden, benefiting from light and power. A pedestrian access to Wilson Street provides a useful additional point of access.

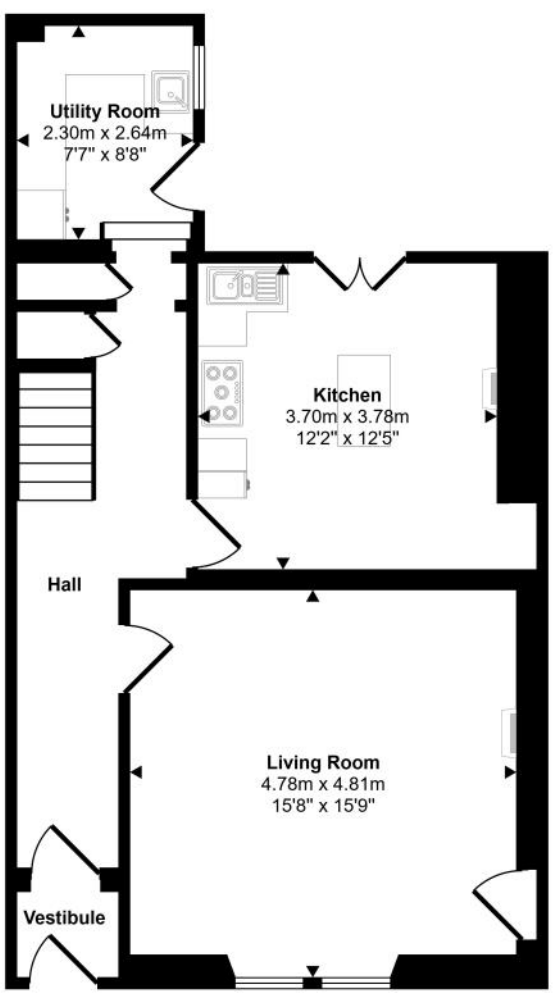
Good location offers convenient access to Girvan's beach, seafront and a range of local amenities.

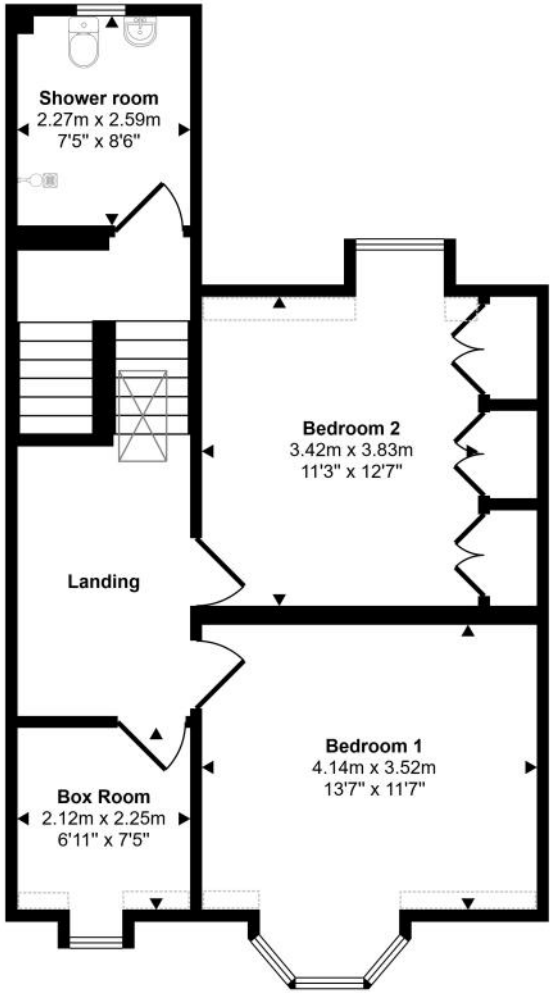
A characterful home with generous accommodation and an attractive outdoor setting, this property merits early viewing.

Key Features

- Home Report valuation £180,000
- Well-presented, generously proportioned accommodation
- Spacious living room
- Dining kitchen with French doors to the rear patio
- Separate utility room
- Three bedrooms: two doubles and one smaller single
- Mezzanine-level shower room
- Gas central heating and double glazing
- Pedestrian access to Wilson Street at the foot of the garden
- Convenient access to the beach, seafront and local amenities

Approx Gross Internal Area
123 sq m / 1328 sq ft





Ground Floor
Approx 64 sq m / 688 sq ft

First Floor
Approx 59 sq m / 640 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.





































Lifestyle and Location

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

General Comments

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

D59

To view contact

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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.





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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