



BRUACH
PROPERTY

www.bruachproperty.com

2 ELDINTON TERRACE | DAILLY | KA26 9ST
OFFERS OVER: £109,000

2 Eldinton Terrace, Dailly

Bruach Property are delighted to offer for sale this lovely elevated two bedroom semi detached house, all on one level located on the edge of Dailly. The property is presented to the market in good condition and offers a spacious layout of accommodation with panoramic country views from the front of the property. Situated in Eldinton Terrace, you will be ideally placed for access to the local schooling, and local amenities. Viewing is highly recommended.



The accommodation in detail comprises of vestibule leading to the hallway. To the front of the property, you will find a spacious bright living room with large window offering views of the surrounding country side, Adjacent to the living room you will find the kitchen. The kitchen is located to the rear of the property with floor mounted units with space for white goods. An external door in kitchen leads to the rear garden.

Sleeping accommodation consists of two good sized double bedrooms. Bedroom one is located to the front of the property offering views of the surrounding countryside. Bedroom two is located to the rear with views across the rear garden.

Completing the accommodation is a wet room complete with electric shower, wc and corner sink.

This property benefits from oil fired central heating and double glazing.

Externally, you will find an easily maintained enclosed rear garden including a lawn with mature shrub borders/ edges, and patio area. To the front you will find a beautiful, enclosed garden laid to decorative stone chips and a gated driveway. The garden further benefits from offering fantastic elevated views across the surrounding countryside.

Dailly has good local amenities including shops and newly built primary school. Maybole is 8 miles away and Girvan only 7 miles. The A77 allows easy access to Ayr and Prestwick with its International Airport, and also to Glasgow city centre. Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.



Below: Kitchen



Viewing by strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU2949

Below: Wetroom



Below: Hallway



Below: Bedroom Two



Below: Bedroom Two

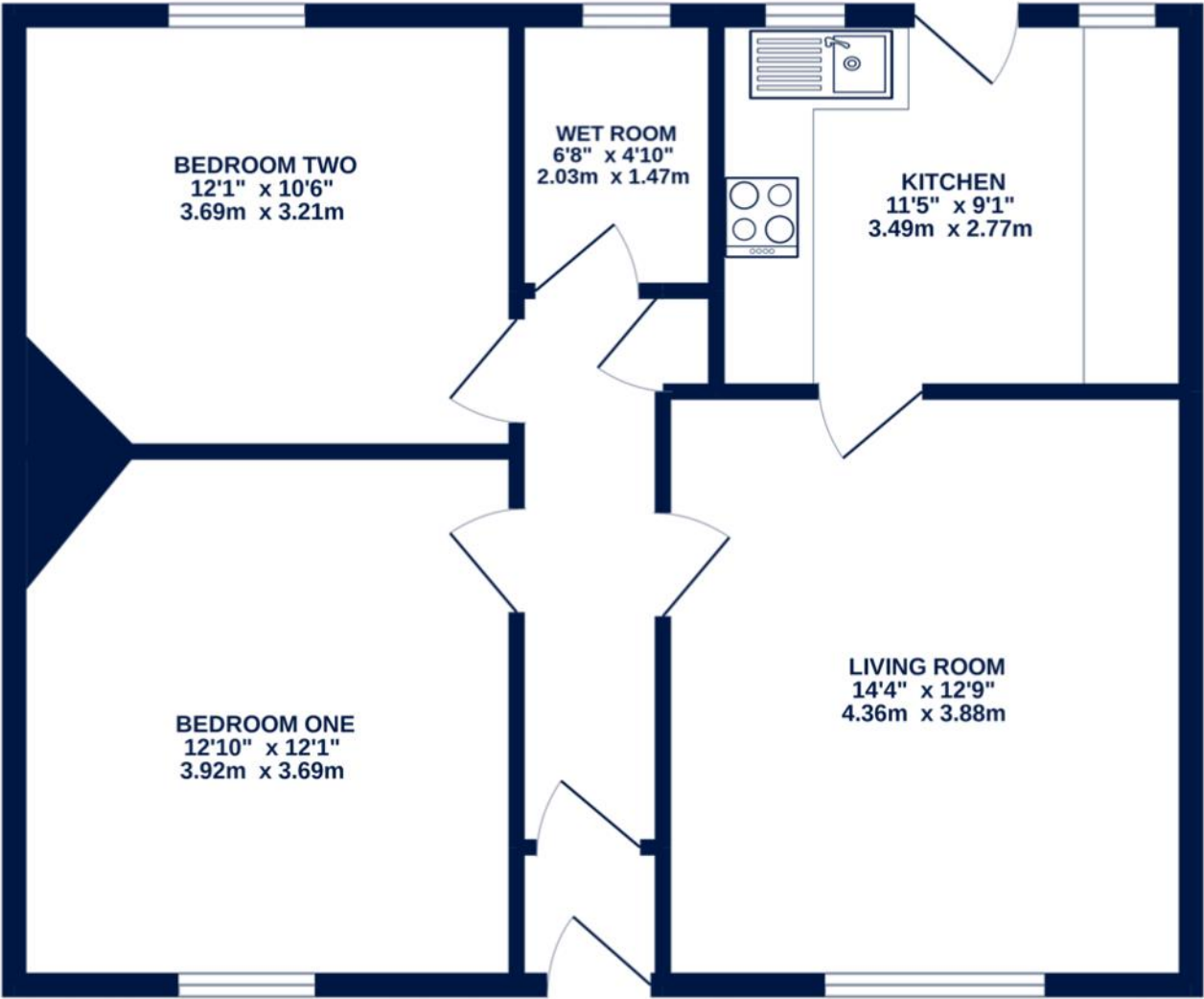


Below: Front Garden



Below: Rear Garden





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



General Remarks

Services:

The property has mains water, drainage and electricity. Heating is solid fuel central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: D60

Council Tax:

The property is band A and the amount of council tax payable for 2021/2022 is £1,241.60.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, KA26 9EU
Tel:01456 715 065 or Email: girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

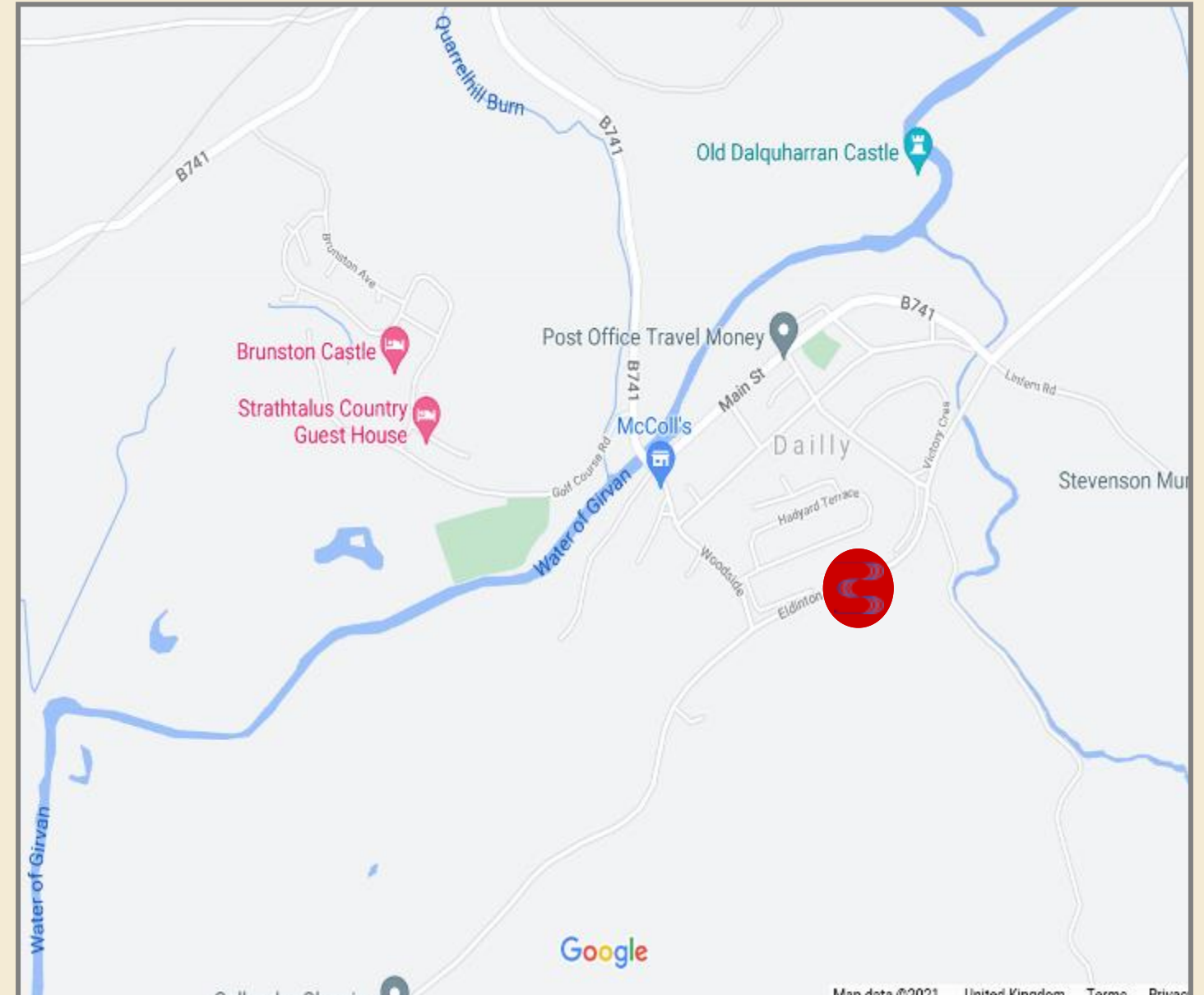
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.

GIRVAN

Bruach Property Limited

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

E: info@bruachproperty.com

T: 01655 331 616 | F: 01465 238002



bruachproperty



bruach.property



bruachproperty



bruachproperty

TROON

Bruach Property Limited

1 Templehill Troon | South Ayrshire | KA10 6BQ

E: troon@bruachproperty.com

T: 01292 690940 | F: 01292 737 570

Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in June 2022.