




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

15 Primpton Avenue

DALRYMPLE, AYR, KA6 6EL

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This property is located within the popular village of Dalrymple which is well positioned for ease of access to Ayr and the south-west. The village itself has a shop, primary school and community centre with a more extensive shopping choice available in nearby Ayr where there are excellent bars, shops and restaurants available. Schooling is available locally at primary level with secondary level available at nearby Carrick Academy. For the commuter, there is particular ease of access to the M77 motorway network providing a direct link to the M8 motorway for access to Glasgow and to the Ayrshire coast. A regular rail service is available from nearby Ayr again linking to Glasgow and the Ayrshire coast.

Part Exchange Available. McEwan Fraser Legal are delighted to offer to the market this three bedroom, detached villa which is presented to the market in good order throughout. This property offers comfortable accommodation and would make a fantastic buy for a wide variety of people looking for their ideal home.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. This home has been looked after by the current owner and is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a growing family. A welcoming hallway with a useful shower room leads to all apartments on this level. The

impressive formal lounge/dining room is flooded with natural light and has ample room for a variety of furniture configurations. Access to the conservatory is from this room and boasts an impressive look onto the rear garden. The breakfasting kitchen has a contemporary range of floor and wall mounted units with a contrasting worktop, which provides a fashionable and efficient workspace. An added bonus is the recess space for a table and chairs, the perfect spot for entertaining friends and family, and the chef is never too far away from the party.

On the upper level, the property consists of three bright and airy bedrooms. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements such as a study/office for those requiring working from home arrangements. A family bathroom suite completes the impressive accommodation internally.

Externally the property has a driveway providing off road parking with a garage thereafter. There are private front and rear gardens. The rear garden is undoubtedly the heart of this family home. It is a real suntrap and will be popular in summer months enjoying the sunshine and peace and quiet.

The property further benefits from gas central heating and double glazing for a warm, yet cost-effective way of living all year round.



“... GREAT EMPHASIS HAS BEEN PLACED ON THE CREATION OF EASILY MANAGED
AND FREE-FLOWING SPACE ON A BRIGHT AND FRESH LAYOUT ...”



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

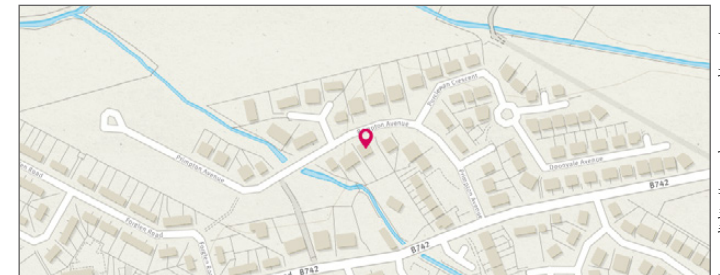


Approximate Dimensions (Taken from the widest point)

Lounge	7.00m (23') x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Dining Room	4.00m (13'1") x 3.70m (12'2")
Conservatory	3.00m (9'10") x 2.30m (7'7")
Master Bedroom	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.70m (5'7")
Shower Room	2.00m (6'7") x 1.30m (4'3")

Gross internal floor area (m²): 126m² | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer

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