

CASH BUYERS ONLY



Dalry Road, Kilwinning KA13 7HA

welcome to

Dalry Road, Kilwinning

A ground floor flat in the centre of Kilwinning requiring extensive updating but providing an excellent investment opportunity. Convenient for shops, railway station and schools. Ideal buy to let. NO CHAIN.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists, since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

"The Home Report valuation on this property is 20,000.00. Details of the Home Report can be accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp60/HR/093338> c=KA13 7HA

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

Bedroom

13' 8" x 7' 1" (4.17m x 2.16m)

Kitchen

10' 3" x 6' 9" (3.12m x 2.06m)

Shower Room



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Dalry Road,
Kilwinning

- NO CHAIN
- UPDATING REQUIRED
- One bedroom
- Ground floor flat
- Town centre location

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£19,000



view this property online allenandharris.co.uk/Property/IRV109710



Property Ref:
IRV109710 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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