

DOLPHIN HOUSE

25 MIDTON ROAD, AYR, SOUTH AYRSHIRE



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An elegant Category B Listed house in a much sought after area in Ayr.

Prestwick Airport 6.5 miles ■ Glasgow 36 miles
Glasgow Airport 42 miles

About 0.43 acres

3 Reception Rooms. 6 Bedrooms (2 en suite). Kitchen. Laundry/
Utility Room. Cloakroom/w.c. Play Room. Family Bathroom.

- Private enclosed gardens.
- Requiring a sympathetic programme of refurbishment.
- Retaining many period features.
- Lovely location close to the beach and town centre.
- Double garage.

Offers Over £575,000

Galbraith

Ayr
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SITUATION

Dolphin House is situated within one of Ayr's most highly regarded and sought after residential areas. It is close to the town centre, the lovely long sandy beach and within walking distance of Rozelle Country Park and Belleisle Park. Ayr has a variety of high street shops, bars and restaurants as well as many professional services and recreational facilities. Alloway with its historic links with Scotland's national bard Robert Burns is about 2 miles distant. Well regarded schooling is also available close-by for both primary and secondary education including independent Wellington School. Glasgow is easily accessible via the A/M77 and there is a regular train and bus service. Prestwick and Glasgow airports are 6.5 and 42 miles respectively.

The popular racecourse in Ayr hosts the Scottish Grand National and there are yachting marinas at Troon, Ardrossan and Largs. A number of Scotland's most famous Links golf courses including Royal Troon, Turnberry and Prestwick are close at hand. In addition to pleasant beach walks along the promenade and the nearby parks, there are some delightful river walks along the River Ayr including a deep wooded gorge ascending to a viewpoint known as Wallace's Seat.

DESCRIPTION

Dolphin House offers a rare opportunity to acquire a Category B Listed Georgian property rich in history and architectural charm. This substantial period home requires a sympathetic programme of renovation and offers huge potential to create a truly exquisite residence, subject to necessary planning consents. Believed to date from around 1735 the house is built of stone under a slate roof over two storeys with two attic bedrooms. The beautiful entrance boasts a fluted Doric column porch giving access to a wide reception hall with wooden flooring flowing through to the drawing room and dining room. Many original features remain including the wooden sash and case windows, cornices, picture rails and panelled shutters. The drawing room is flooded with light from the



dual aspect windows and glazed door and has an open fire set in a grey porcelain tiled hearth. A conservatory with tiled floor leads off from the glazed drawing room door, and has access to the garden. The eat-in kitchen is of an older style and is adjacent to the dining room which overlooks the front garden. There is a large laundry room/utility room with double Belfast style sinks and concrete floor where the boiler is housed. There is a cloakroom with w.c. off the hall. A later addition to the house is the large playroom at the rear overlooking the garden. Stairs rise from the hall to the master bedroom with ensuite 4-piece bathroom, three further bedrooms and the family bathroom. There are two further bedrooms on the second floor, one with an en suite bathroom.

Double garage with up-and-over doors, power and light and access to an attached store room.

ACCOMMODATION

Ground Floor: Drawing Room, Conservatory, Dining Room, Kitchen, Playroom, Laundry/Utility Room, Store Room, Cloakroom/w.c.

First Floor: Master Bedroom (en suite bathroom), 3 Bedrooms and Family Bathroom.

Second Floor: 2 Bedrooms (one en suite bathroom), box room.

GARDEN

Dolphin House has a beautiful sweeping carriage driveway with pea gravel, borders with a variety of mature trees, shrubs and an area of lawn. The side and rear gardens are bounded by a stone wall and are mainly lawn with mature borders well-stocked with many colourful trees and shrubs including cherry, laburnum, oak, holly, sycamore and rowan.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band G	G18	FTTP	Yes

*Fibre To The Premises is available.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no risk of flooding according to SEPA Floodmaps.

DIRECTIONS

From the railway station follow the one way system down Parkhouse Street, turn left onto Beresford Terrace, at the school on the fork of the road turn right into Midton Road. Dolphin House is on the right hand side after about 200m.

POST CODE

KA7 2SF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///album.tricks.money](https://www.what3words.com/)

SOLICITORS

Miller Becket & Jackson, 190 St. Vincent Street, Glasgow, G2 5SP



Kitchen



Master Bedroom



Bedroom



Entrance Hall



LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

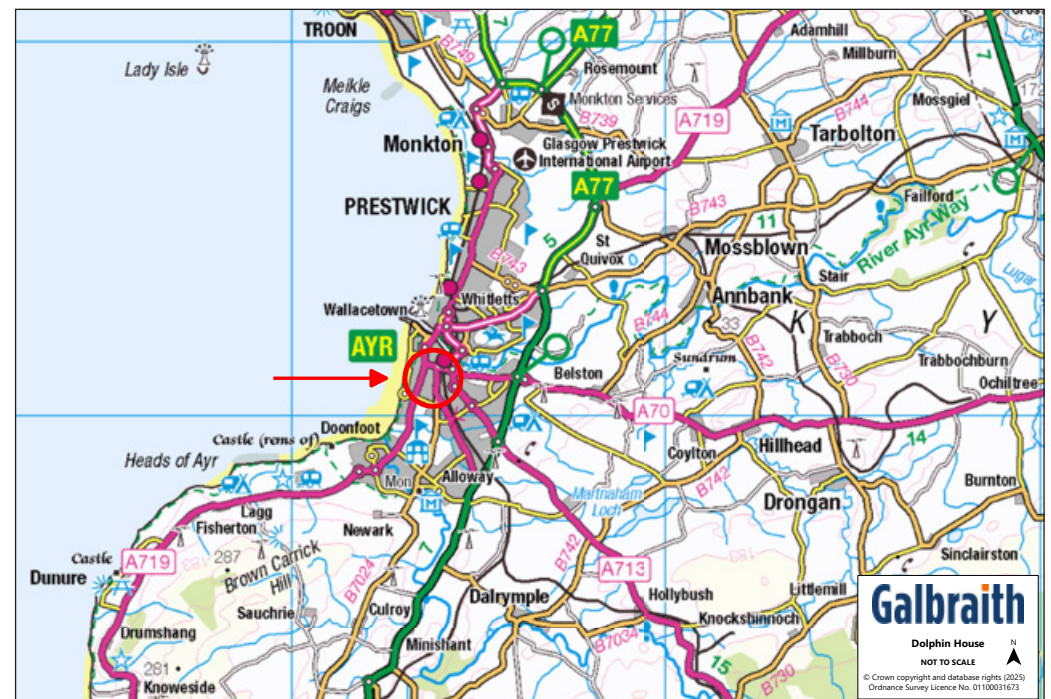
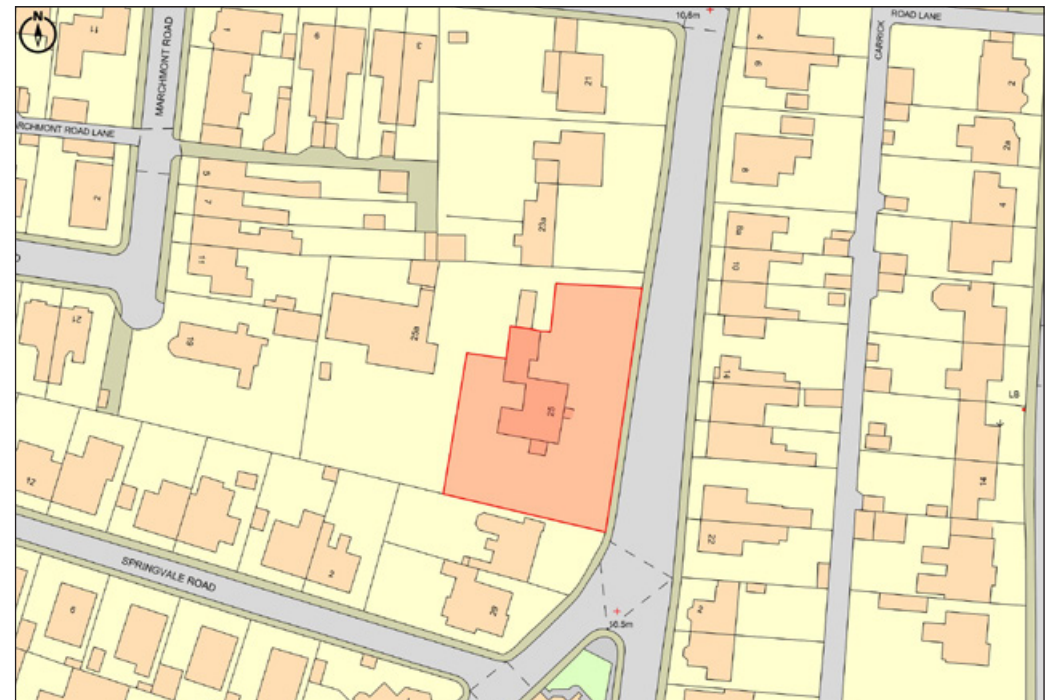
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

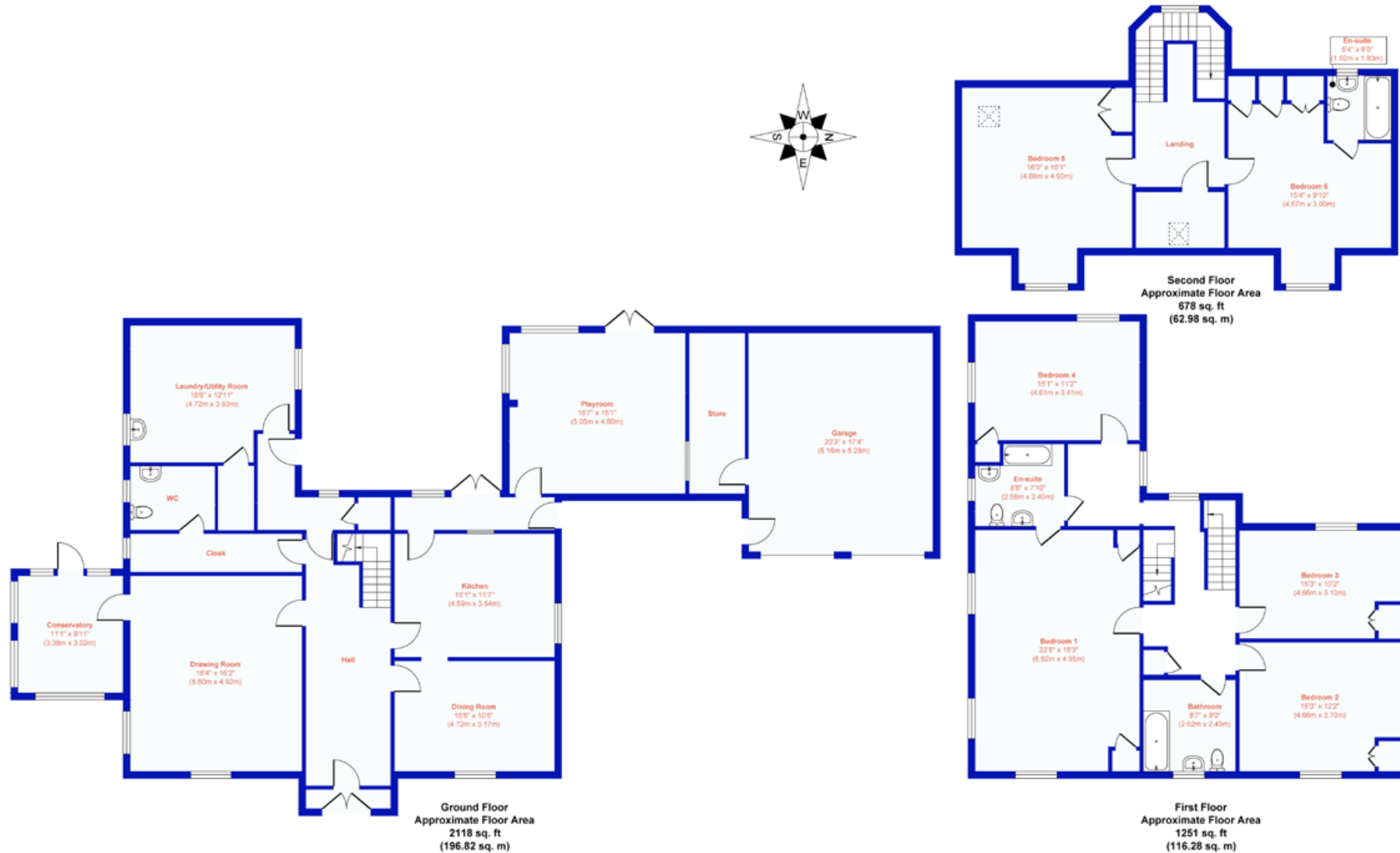
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.



Dolphin House, 25 Midton Road, Ayr, South Ayrshire, KA7 2SF



Approx. Gross Internal Floor Area 4034 sq. ft / 374.77 sq. m (Including Garage)

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June and August 2025.





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