



THOMAS MURRAY
PROPERTY



6 Henrietta Street

Girvan

KA26 9AL



Living Room



Dining Room



Kitchen



Living Room



Dining Room

6 Henrietta Street, Girvan

Situated less than 300 yards from the beach and only a few steps from the harbour, this is a delightful lower portion of a larger mid terrace building.

With its origins dating from circa early 1900s the property provides very spacious accommodation arranged all on the level and which is presented in excellent decorative order. Windows are mostly double glazed in uPVC casements. Central heating is by way of gas.

The Property is entered by way of a solid timber door from Henrietta Street and from where a timber/glass door opens into a wide Hall. The Hall provides access to the living room, both bedrooms, shower room and deep built in cupboard. The Living Room, through Dining Room is a large airy space: the Living Room has window to front and an ornamental fireplace with oak over mantle. The Dining Room has window to rear and doorway through to Kitchen. The Kitchen at the very rear of the Property, has window to side facing into the garden. The Kitchen is well appointed and fitted with smart, contemporary cabinets extending and base and wall mounted levels and with solid beech work tops. Tiled splash back, down lights and integrated appliances comprising hob, oven and extractor canopy, dishwasher, fridge and freezer. A cabinet houses the gas central heating boiler and there is a timber, stable style door to the garden.

Bedroom 1 is a large double bedroom with front facing window and shallow built in press. Bedroom 2 is also a double bedroom having fitted wardrobes with sliding doors and a timber/single glazed French door to the rear. The Shower Room is a lovely space comprising timber channel lined walls, tiled floor and downlights. There is wide shower stall with mixer shower, tiled surround and with glass screen; wash hand basin in vanity unit and WC

At the rear of the building is a walled garden. The garden laid in grass is shared in common with the proprietor of the upper flat. There is a right of access through the pend leading to Knockcushan Street.

This is an excellent Property: an ideal principal home or for holidaying. Convenient for all local amenities. Viewing is strongly advised.

6 Henrietta Street



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

Living Room	11'11" x 17'2"
Dining Room	12'7" x 17'
Kitchen	10'7" x 10' & 4'5" x 4'1"
Bedroom 1	12'1" x 13'2"
Bedroom 2	12'6" x 10'2"
Shower Room	8'5" reducing to 6'9" at widest and 3' x 2'8" and 3' x 5'4"

Dimensions are approximate



Hall



Living Room



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Kitchen



Kitchen



Shower Room



Hall



Location

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

Directions

On arriving in Girvan travelling from Ayr, proceed ahead and continue to traffic lights and clock tower/town square. Here turn right Knockcushan Street. Continue head and at mini roundabout at harbour turn left Henrietta Street. The Property is situated on the righthand side of Henrietta Street adjacent to the fish and chip shop on the corner. Parking is on street.

General

Home Report is available on request.

The garden in grass at the rear is shared in common with the proprietor of the upper flat. There is a right of access through the pend which leads to Knockcushan Street

Council Tax: Band C

EER: D (67)

To view contact



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Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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.



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