



THOMAS MURRAY
PROPERTY



19 Bourtreehall

Girvan

KA26 9EN





Living Room



Kitchen



Living Room



Kitchen

19 Bourtreehall, Girvan

An extremely well presented lower cottage standing in a neat and tidy garden with gravelled drive affording off street parking for two cars.

The Property is spacious and offers great living space arranged all on the level. The décor is in good order, windows are double glazed in uPVC casements and central heating is by way of gas. The Property will date from circa late 1930s, is brick built and forms part of larger block of 4.

The accommodation comprises: Entrance Vestibule with double glazed/uPVC front door. The Hall provides access to all rooms and has a built-in cupboard housing the electric meter and consumer box. The Living Room is an attractive space with wood burning stove and an oak over mantle. The Dining Room, has a window to front. This room could easily be a third bedroom. The Kitchen, has a window to rear and double glazed/uPVC back door to the garden. The fitted kitchen comprises cabinets and base and wall mounted levels together with integrated hob, oven and extractor canopy. Bedroom 1, is a double bedroom with window to back garden. Bedroom 2, with front facing window is also a double bedroom. The Bathroom, with window to rear, is fitted with a modern suite comprising: bath with mixer shower over and glass screen, wash hand basin and WC. Walls and floor are tiled and the ceiling is clad with water proof panelling.

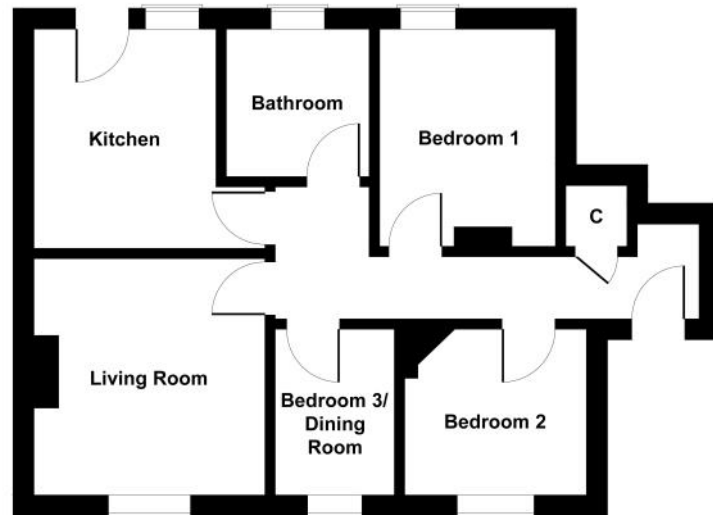
The garden is lovely and is formed to the front and at the rear of the dwelling. As well as the wide gravelled drive at the front there is a level lawn and planted border. The back garden is enclosed by a timber paling fence and the space is in different areas comprising: timber deck, paved patio and drying green. There is a timber shed. A path at the side of the building affords access round to the back garden.

The Property is in a great locality affording easy access to ASDA, railway station and library. All other local amenities including the shore and harbour are readily accessible.

Must be viewed.

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.

19 Bourtreehall



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

Living Room	13'11 x 13'
Kitchen	10'5" x 9'10" x 2'10" x 3'
Dining Room / 3rd Bedroom	10'4" x 7'8"
Bedroom 1	10'6" x 12'10" at widest
Bedroom 2	10'4" x 10'7" at widest
Bathroom	6'1" x 5'9"

Dimensions are approximate.



Dining Room / 3rd Bedroom



Dining Room / 3rd Bedroom



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Living Room



Kitchen



Bathroom



Directions

On entering Girvan travelling from Ayr on A77 continue straight ahead and just after the pedestrian crossing (opposite ASDA) turn first right, Montgomerie Street. Proceed ahead and turn first left, Bourtreehall where the Property is situated a short distance along on the left hand side.

General

Home Report is available on request.

Council Tax: Band A

EER: D (65)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

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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