



THOMAS MURRAY
PROPERTY



7 Nursery Court

Girvan

KA26 9EW







7 Nursery Court, Girvan

Detached 2 bedroom bungalow situated in an attractive and quiet corner of town. This seldom available location is very convenient affording easy access to the railway station, ASDA, library and bowling green. The town centre, harbour and sea front are also readily accessible.

Nursery Court, numbers only eight houses and is a cul de sac where the properties are of similar style and vintage and the surroundings are immaculately maintained.

The house will date from circa 1985. Windows are double glazed in uPVC casements and central heating is by way of gas.

The accommodation is arranged all on the level to comprise: Entrance Vestibule with double glazed/uPVC front door, tiled floor and timber/glass inner to door to hall; The Hall, which provides access to all rooms forming the living space, has two, deep built in storage cupboards one of which houses the central heating boiler, electric switch gear and hatch to loft. The Living Room is spacious with double height, timber channel lined ceiling and window to front. The Kitchen, with window to rear, is fitted with base and wall mounted cabinets, tiled splashback round worktops and stainless steel sink. Bedroom 1 is to the front of the house and has two built in wardrobes. Bedroom 2, is to the rear. Both bedrooms are doubles. The Bathroom, with window to rear has bath with electric shower over, WHB and WC as well as timber channel lined ceiling.

The property further extends to provide an attached garage with remote operated electronic door. The garage, fitted with power, also as a door to the rear

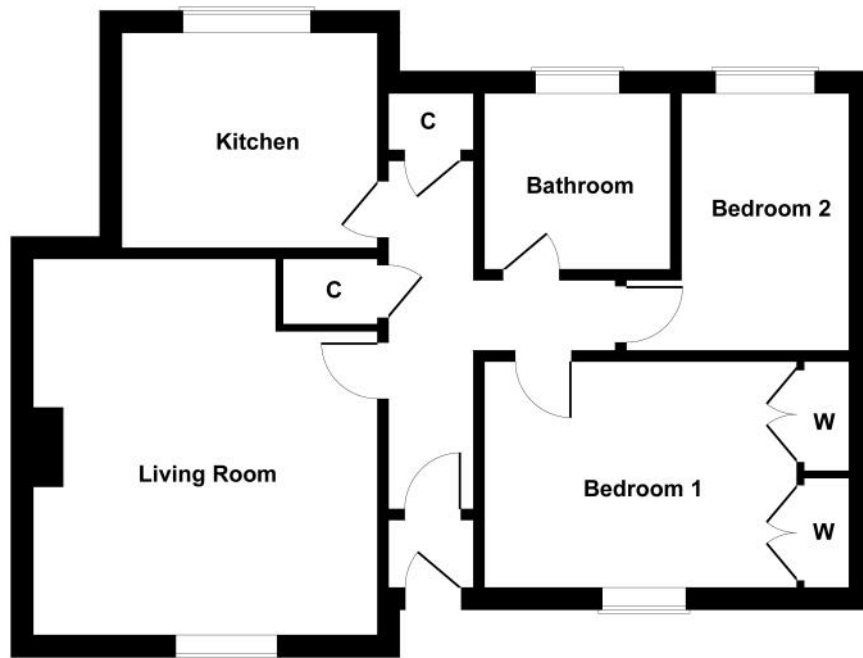
At the back of the house is a small area of garden which is private and sheltered and mainly down in lawn. There is a gravelled path on both sides and along the rear of the house.

The house would benefit of a degree of modernisation but nevertheless is a decent property in a great 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 with moorings and pontoons for pleasure craft; railway station with connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. Trump Turnberry 5 star Hotel and Golf courses are close at hand. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.



7 Nursery Court, Girvan



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

Living Room	12'10" x 13'11" and 4'1" x 4'9"
Kitchen	9'2" x 9'3"
Bedroom 1	10'3" x 13'9"
Bedroom 2	10'4" x 8'5" and 3'7" x 2'11"
Bathroom	6'6" x 7'2"

Dimensions are approximate and the Floor Plan is schematic and not to scale.











Directions

On entering Girvan travelling from Ayr, proceed ahead from roundabout and at pedestrian crossing (across from ASDA) turn left, Montgomerie Street. Continue ahead and turn second left, Maxwell Street. Carry on ahead and at Y fork veer right to Troweir Road and the turn right, just before the tennis courts, to Nursery Court. Enter into the cul de sac and follow the road right road. Number 7 is the second last house in the hammer head.

General

Home Report is available on request.

We are advised that during the summer months (approx. March to September) the residents of Nursery Court contribute £10 per week toward gardening maintenance of the common areas of garden space forming this cul de sac.

Council Tax: Band D

EER: C (70)



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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