



THOMAS MURRAY  
PROPERTY



20G Cluny Court,  
Henrietta Street,  
Girvan





## 20G Cluny Court, Henrietta Street, Girvan

This is a well presented ground floor flat in Cluny Court an attractive and distinctive building located less than 50 yards from Girvan's sea front. The building sits on the corner of Henrietta Street and Ailsa Street West. From this position the harbour, promenade and Stair Park are close and the town's main street are close at hand. All other local amenities are readily accessible.

The flat is positioned in a courtyard, accessed off Henrietta Street and here there is parking and small areas of communal garden spaces.

The flat provides accommodation arranged all on the level comprising: Hall with double glazed/uPVC front door and built in cupboard. All the rooms are accessed off the hall. The Living Room has window to front; the Kitchen, with rear facing window, is fitted with base and wall mounted cabinets and has integrated electric hob and oven. The central heating boiler is in the kitchen. The double bedroom has a rear facing window and also a built in wardrobe with sling doors. Rounding off the living space is the Shower/ wet room comprising tiled walls, wash hand basin, shower area and WC.

Decoration is in a neutral colour scheme throughout. Central heating is by gas and there are radiators throughout the living space. Windows are double glazed in uPVC casements.

The flat is in nice order and would be a really purchase for a first time buyer or for someone looking for a safe, secure flat which is easy to run and maintain.

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.



Living Room	10'6" 13'4" widest points
Kitchen	7'1" x 8'11"
Bedroom	11'8 reducing to 9'7" x 8'7"
Shower Room	6' x 6'



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









### **Directions**

On entering Girvan travelling from Ayr proceed ahead and continue to traffic lights at town square/clock tower. Here turn right to Knockcushan Street and continue to mini roundabout at harbour side. Take first exit left to Henrietta Street. Continue ahead, passing the junction to Ailsa Street West. Turn right into court yard car park, the entrance is at the side of the large red sandstone building, Cluny Court. Once in the courtyard the door to the flat is in right hand corner of the building.

### **General**

Home Report is available on request.

**Council Tax: Band A**

**EER: C (76)**

To view contact



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### 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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