



THOMAS MURRAY
PROPERTY



19 Bridge Street

Girvan

KA26 9HH



View from rear of property



Reception Room 1



Reception Room 2

19 Bridge Street, Girvan

Large flatted dwelling house requiring substantial repair and improvement. Centrally situated and backing onto the Water of Girvan with views to the harbour.

The property forms part of a large end terrace building dating from circa early 1900 and is predominantly of stone construction with a pitched roof overlaid with slate. The property is located above commercial premises.

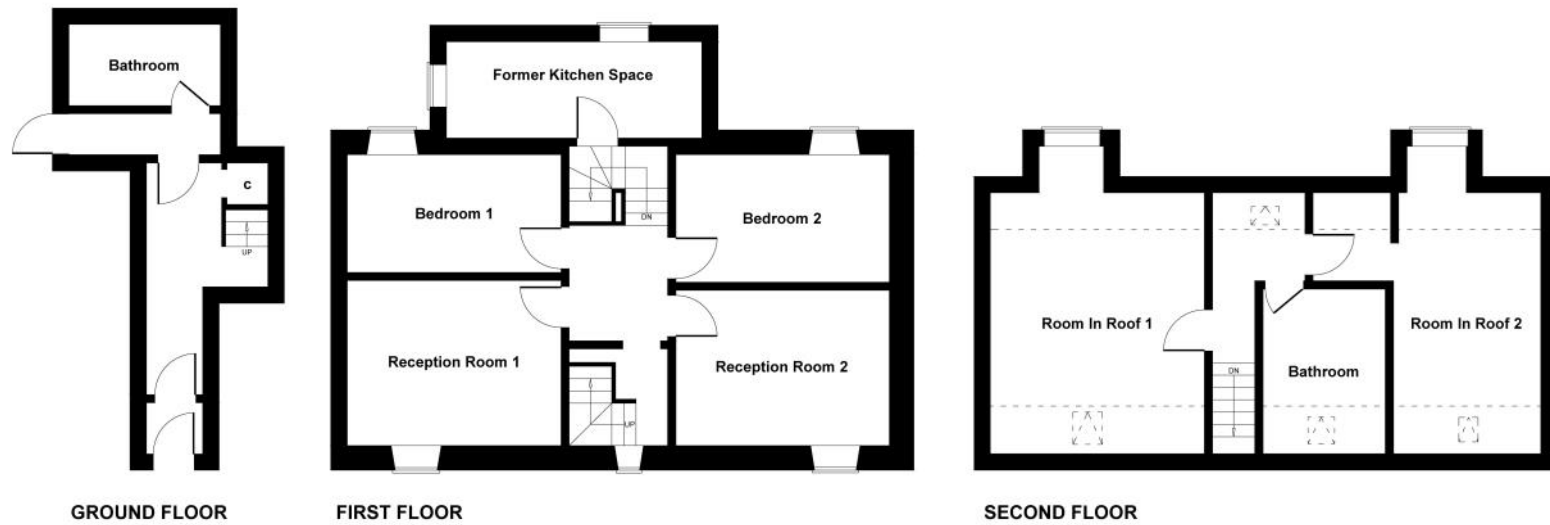
The property comprises: Ground Floor: Entrance Vestibule; Hall; Rear Hall, Bathroom. At Mezzanine Level: former Kitchen space. First Floor: 2 Reception Rooms to the front of the building; 2 Bedrooms to the rear with views to the harbour and river. Attic Floor: 2 Rooms and Bathroom.

At the rear of the building are two covered in areas. The structure forming the roofs over are in very poor condition.

Would suit a developer.

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 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 Bridge Street, Girvan



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

Reception Room 1	13'8" x 14'0"
Reception Room 2	13'8" x 13'3"
Bedroom 1	10' x 14'8"
Bedroom 2	9'1" x 13'5"
Former Kitchen Space	8'4" x 18'4"
Room in Roof 1	12'11" x 14'7" & dormer 3' x 3'10"
Room in Roof 2	12'8" x 10' & dormer 3' x 3'9"
Bathroom	6'9" x 7'1"

Dimensions are approximate



Landing



Bedroom Space 1



Bedroom Space 2



Reception Room 1



Reception Room 2



Former Kitchen Space



Bedroom Space 1



Bedroom Space 2



Stair to Rooms in the Roof



Room in the Roof 1



Room in the Roof 2



Bathroom



Ground Floor: Hall



Space at rear of property



Space at rear of property

Directions

Travelling to Girvan from Ayr proceed ahead into the town. The property is situated on the right hand side of Bridge just before the traffic lights at the town square/clock tower. There is a large, free public car park close by.

General

Home Report is available on request.

The property is in very poor condition and is sold as seen. Care should be exercised while looking at the areas at the rear of the building as the timber structures are unsafe. We understand that the gas meter is situated out with the property's boundary (the gas supply has been isolated).

Council Tax: Band D

EER: D (68)

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.



View from rear of property

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

