



THOMAS MURRAY  
PROPERTY



50 Wilson Street

Girvan

KA26 9AS





Living Room



Kitchen





Living Room



Kitchen

## 50 Wilson Street

### Girvan

Situated in a popular terrace street, this 2 bedroom house is conveniently located for easy access to shops, parks and schooling. The sea front is about 350 yards from the house.

The house is mid terrace and provides accommodation over 2 floors comprising: Entrance Vestibule with double glazed uPVC front door and timber/glass inner door; the Hall provides access to the living room, bathroom and kitchen. Situated to the front of the house the Living Room is a good size space with built in cupboard and door off to inner hall. From the Inner Hall there is a door to second bedroom and stair to first floor. Bedroom 2 is a smaller space, a single bedroom with window to rear. The Bathroom comprises: bath with electric shower over; wash hand basin and WC; walls are tiled; side facing window. The Kitchen is a smart modern area with base and wall mounted cabinets and integrated appliances consisting of hob, oven, extractor canopy, fridge and freezer. The ceiling over is in water proof panelling, there is a rear facing window and a double glazed/uPVC back door.

Upstairs there is a small landing with Velux window (timber casement/double glazed) over stairwell and a built in cupboard. Bedroom 1 is large double bedroom with window to front, built in cupboard housing the central heating boiler and further built in storage within the roof.

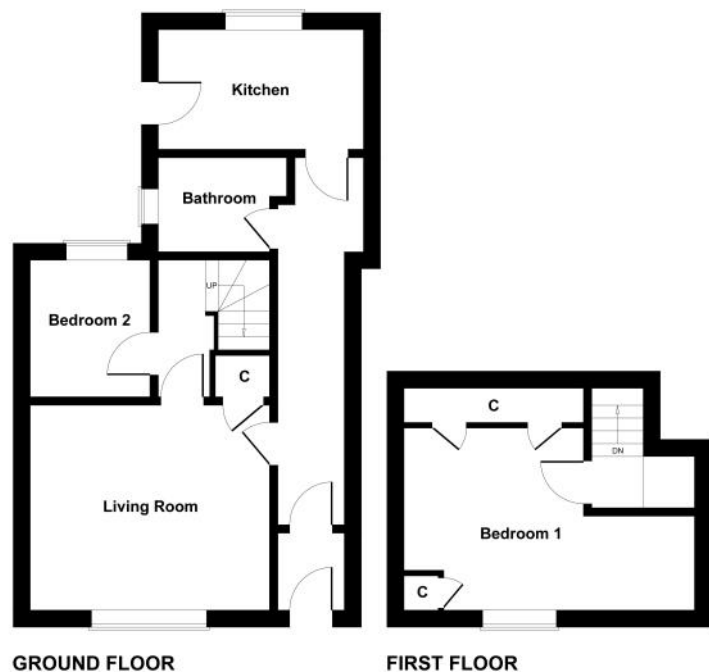
Windows are double glazed in uPVC casements and central heating is by way of gas. The gas boiler was renewed in 2019.

At the rear of the house is a covered yard, paved and completely enclosed by wall and fence. There is also an outhouse.

The house is in good decorative order and nicely presented. Viewing is strongly recommended.

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.

# 50 Wilson Street, Girvan



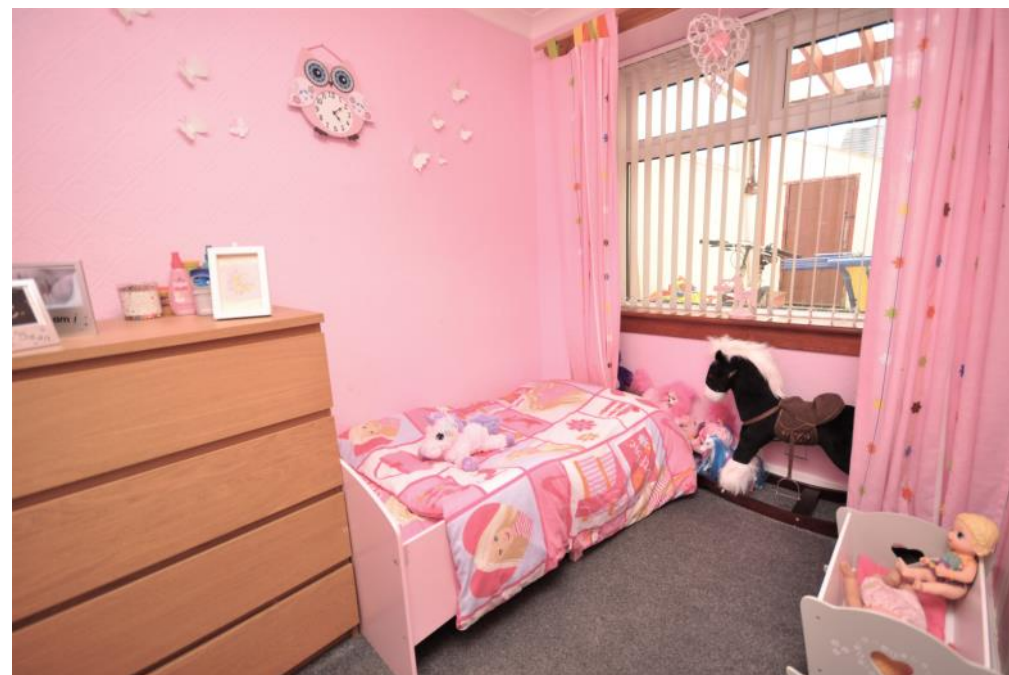
Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

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

Dimensions are approximate



Bedroom 1



Bedroom 2





Bathroom



Living Room



Kitchen



Bathroom



Bedroom 1





Hall



Hall



Yard





Yard



### Directions

On entering Girvan travelling from Ayr proceed ahead to the traffic lights at the town square/clock tower. Here proceed straight ahead on Dalrymple Street. Turn right into Duncan Street (with newsagents and McColls on the corner). From Duncan Street turn left, Wilson Street and the Property for sale is a short distance along on right hand side.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** E (53)

To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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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