



THOMAS MURRAY
PROPERTY



58 Montgomerie Street

Girvan

KA26 9HE



Living space



Kitchen space

58 Montgomerie Street

Girvan

Studio style ground floor flat situated in a very convenient location close to ASDA and railway station.

The flat forms part of larger stone built terrace building near the corner of Montgomerie Street and Old Street. The flat overlooks across Montgomerie Street to a grassed amenity area.

The flat is entered by way of its own, double glazed/uPVC door from the street into a large single living space. The front area of this space has window to front and features a fold down stowaway bed which when not in use forms a desk/table unit. There is a good range of fitted storage along one wall. In the back section of this living area is the Kitchen which comprises base and wall mounted cabinets, integrated hob, oven and extractor canopy. A door off the living space access the Shower Room which has a shower stall with electric shower unit, wash hand basin and WC. The shower room has waterproof panelling on its walls and ceiling.

Interestingly the flat has a substantial cellar, which is accessed by way of floor hatch from the shower room.

Buy to let potential or for holiday letting.

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.



Living space

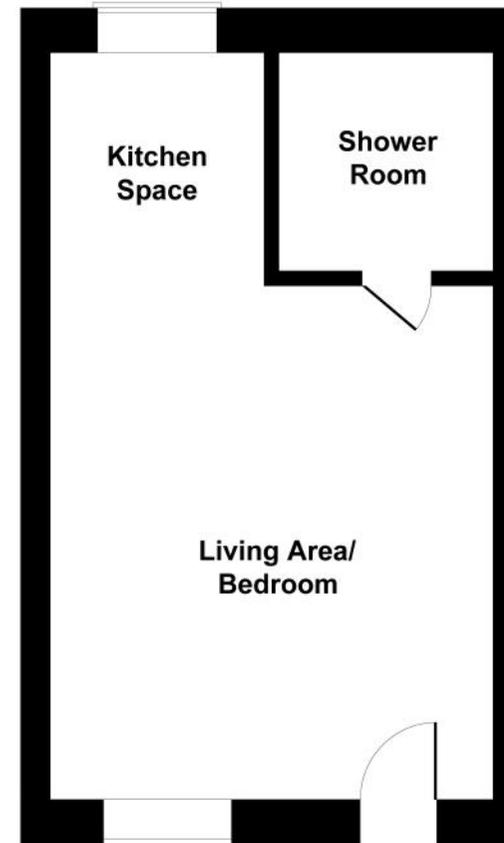


Living space

58 Montgomerie Street, Girvan

Living Space	18'5" x 14'2" narrowing to 12'1"
Kitchen Space	6'8" x 7'9"
Shower Room	6'8" x 7'9"

Dimensions are approximate



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



Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street. Just after the pedestrian crossing at ASDA, turn left Montgomerie Street. The flat is situated a short distance along on the left hand side. Parking is on street.

General

Home Report is available on request.

Council Tax: Band A

EER: F (30)

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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