



THOMAS MURRAY  
PROPERTY



10 Shalloch Square

Girvan

KA26 0EA



View from property, over Shalloch Square



Living Room



Living Room



Dining Room



Kitchen



Living Room



Dining Room

## 10 Shalloch Square, Girvan

This is a beautifully presented and stylish, extended middle terrace house situated in a lovely residential area. The house faces east and overlooks Shalloch Square which comprises a large grassed amenity space. The house has off street parking.

The house was built circa late 1940s and is of brick construction under a pitched roof overlaid with slate. More recently the house has been extended to rear this space creating an additional reception room. There is great space in the roof too.

Windows are double glazed in uPVC casements. Velux windows are double glazed in timber casements. Central heating is by gas.

The interior is spacious and in excellent decorative order with contemporary design accents throughout. The accommodation is well appointed and comprises: Entrance Hall with double glazed/uPVC front door. The hall provides access to the living room, kitchen, built in cupboard and stairs. The Living Room is a delightful space with window to front, feature fire place, with accent lighting and double timber/glass doors to the Dining Room which in turn has patio doors to garden, window to rear and large Velux window. The fitted Kitchen, with window to rear, comprises sleek modern cabinets at base and wall mounted levels and features integrated appliances comprising dish washer, washing machine, ceramic hob extractor canopy and column mounted oven. The ceiling over is clad with waterproof panelling and has downlights. There is an under stair cupboard and double glazed/uPVC door to back garden.

Upstairs, the landing has access to 2 bedrooms, window to rear and stair to roof space. Bedroom 1, is a good size double bedroom with window to front and deep walk in cupboard. Bedroom 2, another double bedroom with window to front and built in cupboard. The fitted Bathroom is modern with bath with electric shower over and glass screen to side, wash hand basin in vanity and WC, tiled walls and window to rear. The Large roof space has Velux window to rear, built in cupboards and En Suite which is fully tiled and comprises mixer shower, wash hand basin and wc and Velux window to rear.

The front garden is bounded by low level wall and has double galvanised gates to paved drive. The rest of the front space is in gravel. A pend at the side of the house affords access to the back garden. The garden at the back is sheltered and quite private enclosed by wall and fence. The garden is level and features gravelled area, lawn, paved path and timber shed.

Viewing is absolutely essential.

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 Ayr, Prestwick Airport, Glasgow 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.

## 10 Shalloch Square, Girvan



|                     |                               |
|---------------------|-------------------------------|
| Living Room         | 16'7" x 10'9"                 |
| Dining Room         | 10'4" x 9'                    |
| Kitchen             | 11'6" x 7'5" and 5'6" x 3'6"  |
| Bedroom 1           | 12'4" x 9'10"                 |
| Bedroom 2           | 13'4" x 6'4" and 5'11" x 4'4" |
| Bathroom            | 5'10" x 6'8"                  |
| Roof Space          | 10 x 11'9"                    |
| Roof Space En Suite | 7'3" x 4'2"                   |

Dimensions are approximate.

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





Hall



Hall



Dining Room



Living Room



Kitchen



Living Room



Bedroom 1



Bedroom 1



Bathroom



Bathroom



Bedroom 2



Bedroom 2



Landing



Roof Space



Roof Space En Suite



Roof Space



Roof Space En Suite





Back Garden



Back Garden

#### Directions

On entering Girvan travelling from Ayr proceed ahead and just after crossing the pedestrian crossing turn left, Montgomerie Street. Proceed to the end of the street and turn left The Avenue. Continue ahead and turn first right to Queens Drive. Proceed ahead and at junction turn right North Park Avenue. Its then left to Victory Park Road. At the junction at the end of the road turn left to South Park Avenue. Continue ahead and turn right Motehill Road. Proceed up and around Motehill and continue ahead where Shalloch Square is on the right hand side. This is an good location for easy access to schools.

#### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** D (62)

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.



Back Garden



### 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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