



THOMAS MURRAY  
PROPERTY



26 Harbour Street

Girvan

KA26 9AJ





View from Bedroom 2, across beach park to Ailsa Craig



Living Room





Kitchen



Front Elevation



Sitting Room

## 26 Harbour Street. Girvan

This is a delightful terrace house situated in an attractive street, less than 200 yards from the sea front and harbour. The property has a large back garden with double gates to Louisa Drive. There is ample space in the back garden for parking as well as substantial garage. From the Bedroom upstairs there is a great view toward Ailsa Craig.

Built circa early 1900s, the house is located in Girvan's Conservation Area. The main part of the house is stone built with other the rear section of the house in brick. The roof is pitched formation overlaid with slate. Windows are double glazed in uPVC casements and the Velux windows are in timber casements. Central heating is by gas and the boiler was installed 5 years ago. The house was rewired in 2018.

The interior is spacious and provides a good balance of accommodation over 2 floors. In fresh decorative order throughout the house comprises: Entrance Vestibule with timber front door and double glazed/uPVC inner door to hall. The Hall provides access to the living room, sitting room/dining room, kitchen and stair to first floor. The Living Room is a large space with window to front, alcove with accent light and cupboard housing the gas meter. There is a cupboard under the window sill housing the electrical consumer box and meter. The Sitting Room (or Dining Room) is at the back of the house with double glazed French door to garden, built in cupboard and central heating boiler. The Kitchen is spacious with base and wall mounted cabinets, accent lights over work tops and window to side. There is access off to the Rear Vestibule where there is a double glazed uPVC door to the garden and door to shower Room. The large Shower room has window to rear, wash hand basin, wide/low threshold shower with mixer shower and wc. The ceiling over is in waterproof panelling with down lights.

Upstairs there is a Velux window to rear over stairwell. The Landing provides access to Bedrooms 1 and 2 and the Cloak Room. Bedroom 1 is a double bedroom with dormer window to front and fitted wardrobes with sliding mirror doors. Bedroom 2 is a double bedroom with wide window to rear from where there is a fantastic view over the beach park toward Ailsa Craig. The Cloak Room has Velux window to rear, wc, wash hand basin and built in cupboards. The cloak room could be adapted: the wc and wash hand basin removed and the space could form a young child's bedroom.

The Garage, 23'2" x 10'11" has up and over door, side door, 2 double glazed windows, power and light.

This is a lovely property in a seldom available location. 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 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.

# 26 Harbour Street, Girvan



Not to Scale. Produced by The Plan Portal 2020  
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Hall



Hall

Dimensions are approximate.

Living Room	11'7" x 14'3"
Sitting Room or Dining Room	11'10" x 10'2" and 3'2" x 3'1"
Kitchen	10'2" x 9'10"
Bedroom 1	6'1" x 10'4"
Bedroom 2	10'7" x 10'7"
Cloak Room	8'5" x 3'10" and 4'1" x 7'8"
Shower Room	8'3" x 9'1"





Kitchen



Living Room



Sitting Room



Sitting Room



Shower Room





Shower Room



Stair



Stairwell/ landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Cloak Room





Rear Elevation



Back Garden



Back Garden

#### Directions

On entering Girvan travelling from Ayr proceed ahead and continue to traffic lights at town square/ clock tower. Here turn right Knockcushan Street. Continue ahead to mini roundabout at harbour and proceed straight ahead. At junction turn left to Harbour Street. Proceed ahead to almost the end the street where the property is situated on the right hand side.

#### General

Home Report is available on request.

**Council Tax:** Band C

**EER:** D (64)

**To view contact**



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**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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