



THOMAS MURRAY
PROPERTY



66 Wilson Street

Girvan

KA26 9AS



Living Room



Living Room



Kitchen



Living Room



Kitchen

66 Wilson Street, Girvan

Attractively presented middle terrace house: 2 Bedrooms, Boxroom, Spacious Living Room, modern Kitchen and large Bathroom.

The house dates from circa early 1900s and is brick built with a pitched roof, overlaid with slate.

Wilson Street is a good residential locality, less than 350 yards from the sea front. From this position schools, parks and shops are all readily accessible.

The accommodation is spacious and in good decorative order. Windows are double glazed in uPVC casements and central heating is by way of gas.

The house comprises: Entrance Vestibule with double glazed front door, terrazzo floor and timber/glass inner door. The Hall has door to living room and stair off. The Living Room is a lovely big space, L shape with windows front and rear, 2 alcoves, feature fire place, built in cupboard, ample space to dine and door to kitchen. The Kitchen, with window to rear is fitted with smart modern units mainly at base level, integrated hob and oven, built in cupboard under stair, downlights and gas central heating boiler. Double glazed back door.

At mezzanine level is door to off to the spacious bathroom which is split level, comprising: bath, separate shower, wash hand basin and WC and window to rear. The bathroom walls and floor are tiled and the timber channel lined ceiling over is fitted with down lights.

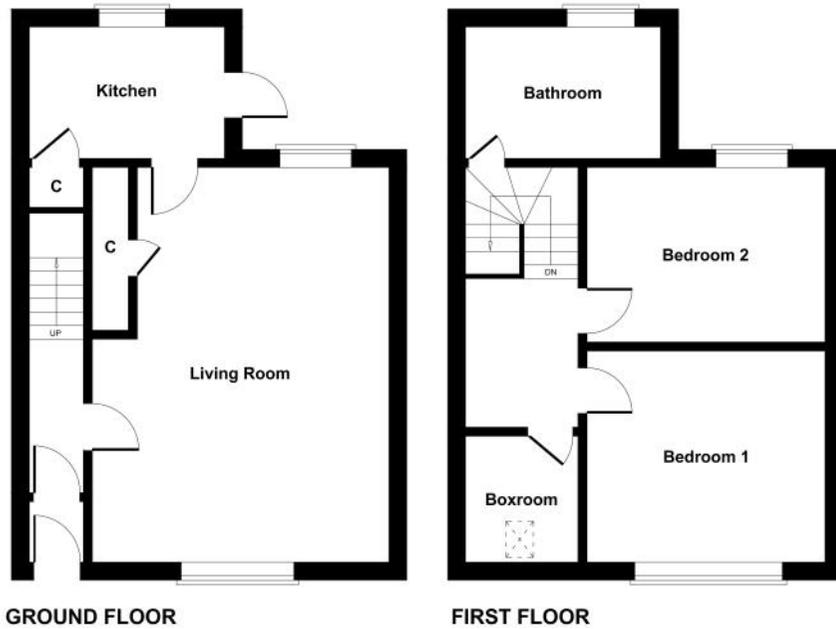
The first floor landing has a timber balustrade and the stairwell is light and airy with Velux window to rear. Access to 2 bedroom and boxroom. Bedroom 1 is to the front while Bedroom 2 is to the rear. Both bedrooms are doubles. The Boxroom is to the front, with Velux window and this space would easily make a young child's bedroom (bunkroom etc)

There is only a small yard to the rear with foot access out on to Greenside.

A nicely proportioned home in a nice, handy location. Well worth viewing

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.

66 Wilson Street, Girvan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



Living Room	19' x 13'4" reducing to 10'10"
Kitchen	6' x 10'4"
Bedroom 1	9'6" x 10'7"
Bedroom 2	8'11" x 10'9"
Boxroom	6'3" x 6'7"
Bathroom	6'1 x 10'5"

Dimensions are approximate



Hall



Hall



Bathroom



Landing



Stairwell



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Directions

On entering Girvan travelling from Ayr continue ahead to the traffic lights at Town Square / clock tower. Proceed ahead on to Dalrymple St. Turn right, Duncan Street (with McCalls Store on right hand side) and proceed ahead. Turn left, Wilson Street,. The property is situated a short distance along on the right hand side. Parking is on street.

General

Home Report is available on request.

The property has right of access over a foot path which comes in from Greenside. This serves as foot access for the Property and the immediate neighbouring properties.

Council Tax: Band C

EER: C (69)



To view contact



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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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