



THOMAS MURRAY
PROPERTY



34 Carrick Street

Girvan

KA26 9EQ



Living Room



Living Room



Kitchen



Kitchen



Front elevation



Hall

34 Carrick Street, Girvan

This is an attractively presented 2 bedroom upper cottage flat situated in a nice street convenient for all local amenities.

The flat has its own main door entrance and garden.

Built circa late 1930s the flat is constructed of brick under a pitched roof overlaid with rosemary clay tiles. Windows are double glazed in uPVC casements and central heating is by way of gas. The flat forms part of larger building making a block of 4.

The double glazed/uPVC door on the side of the building opens into the Entrance Vestibule from where the stairs lead off to the first floor.

There is a timber/glass inner door at the top of stairs affording access to the Hall, where there doors off to all the rooms, a built cupboard and a window to side. The Living Room is spacious with window to front and alcove (with cupboard housing the electric consumer unit). The Kitchen, with window to front, is an L shape space with cabinets mainly at base level and comprising integrated hob and oven. The central heating boiler is in the kitchen.

Bedroom 1, a large double bedroom, had rear facing window and built shallow press. Bedroom 2 is also a double bedroom with deep built in cupboard and window to rear. The Bathroom, with window to side is fitted with wash hand basin, bath with tap shower over and glass screen to side and WC. The walls around the bath are tiled.

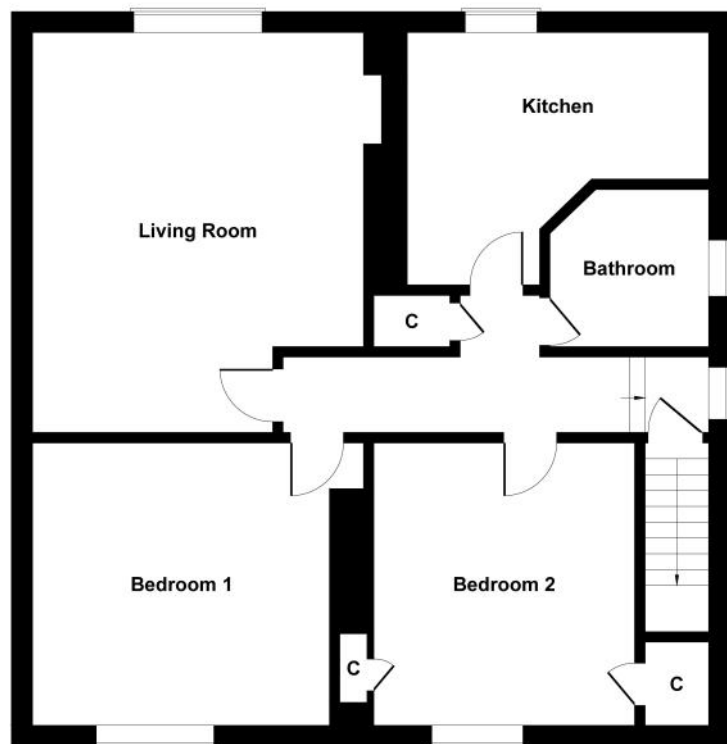
The interior is light and airy and fresh decorative order. There are new carpets throughout (October 2020)

The garden, mainly to the rear, is laid in grass bounded by timber fence and hedge. There is an area of grass to left of the path into the property. This grassed area also forms part of the property for sale.

Well worth viewing. Good first time buy. Also great letting prospect.

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.

34 Carrick Street



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



Living Room	14'5" x 10' and 10'6" x 2'3"
Kitchen	7'4" x 5'6" and 4'4" x 6'1"
Bedroom 1	12'11" x 12'4" and 3'8" x 1'3"
Bedroom 2	12'10 x 7'10"
Bathroom	5'9" x 5'8"

Dimensions are approximate



Hall



Bedroom 1



Bathroom



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Garden



Garden

Directions

On entering Girvan travelling from Ayr continue ahead and just after the pedestrian crossing at ASDA, turn left, Montgomerie Street. Proceed ahead and turn second left, Maxwell Street. Continue ahead and at Y fork veer right to Troweir Road. Take first let, Carrick Street. Continue to almost the end of the street where the property is situated on the right hand side. Enter through to timber gate to paved path. The flat is entered by way of the second door.

General

Home Report is available on request.

Council Tax: Band A

EER: C (72)

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

