



THOMAS MURRAY  
PROPERTY



12 Killochan Street

Girvan

KA26 9EH



Living Room



Living Room



Kitchen



Living Room



Kitchen

## 12 Killochan Street, Girvan

Attractively presented 2 bedroom house situated in a terrace street close to railway station, ASDA, library, bowling green and doctors surgery.

The house is nice order and offers accommodation arranged over two floors comprising: Entrance Vestibule with double glazed/uPVC front door, electrical switch gear and timber/glazed inner door. The Hall provides access to bedroom 1 and living room. Bedroom 1 is to the front with built in wardrobe. The Living Room is a large space with window to rear, fireplace and electric coal effect fire, stair to first floor, timber/glass door to kitchen and a further door off the rear hall. The Kitchen, with rear facing window, comprises modern cabinets extending mainly at base level and with integrated gas hob, oven and extractor canopy. The central heating boiler is in the kitchen. The rear hall has double glazed/uPVC back door, built in cupboard and door to bathroom. The Bathroom, with window to rear, has corner bath and tap attached shower, wash hand basin and WC. The walls around the bath and behind the wash hand basin are tiled.

Upstairs is a small landing with built in cupboard and door the second bedroom. Bedroom 2 is spacious and has Velux window to rear, built in wardrobe an cupboard.

Central heating is by way of gas. The boiler was replaced 2 years ago (2018) Windows are double glazed mainly in uPVC casements with the exception of the Velux window which is timber casement. Décor is in a neutral shades throughout.

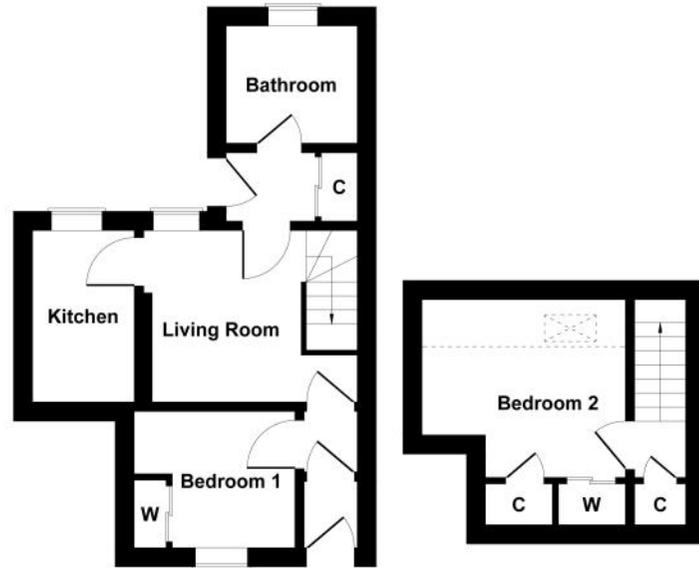
At the immediate rear of the house is a paved yard bounded by wall. There is a further area of garden ground across the lane which is a level space in gravel bounded by timber paling fence. This gravelled area could easily form off street parking if the gate was modified.

The house is mid terrace, built circa early 1900s and which has been extended in more recent times, to the rear and into the roof.

A splendid property-cracking first time buy or as buy to let opportunity. Also would make ideal second/holiday cottage. 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.

# 12 Killochan Street, Girvan



**GROUND FLOOR**

**FIRST FLOOR**

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



Living Room	13'4" x 10'9" & 6'7 x 7'3" & 3' x 1'2"
Kitchen	13'4" x 8'1"
Bedroom 1	12' x 8'6" & 5'9" x 1'5"
Bedroom 2	10'2" x 7'9" & 7'3" x 2'9"
Bathroom	7'7" x 6'6"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Rear Elevation



Immediate Rear



Rear Garden/ Parking



Rear Garden/ Parking

### Directions

On entering Girvan travelling from Ayr, proceed ahead on Vicarton Street and at pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and take second left, Maxwell Street. Proceed ahead and Y fork in road take left and continue to the top of Maxwell Street. Straight ahead into Killochan Street where the property is located on the right hand side.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** D (68)

### 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.

### 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](mailto:enquiries@thomasmurrayproperty.com)

[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)

