



THOMAS MURRAY
PROPERTY



27 Bridge Street

Girvan

KA26 9HH



View from property, over Shalloch Square



Living Room



Living Room



Dining Area



Kitchen



Front elevation



River view from back of house

27 Bridge Street, Girvan

Substantial, attractively presented 3 bedroom house backing onto the Water of Girvan and enjoying views to the harbour.

The house is mid terrace and provides spacious accommodation over ground floor, first floor and with big bedroom in the roof. Built circa early 1900s the house is predominantly of stone construction under a pitched roof overlaid with slate. Windows are double glazed in uPVC casements and the Velux windows are double glazed in timber casements. Central heating is by gas.

The interior is well decorated. Most of the internal doors have been renewed and the original wrought iron balustrade has been carefully restored. The bathroom was revamped in 2015. There are new floor coverings over all rooms except the kitchen and room in the roof.

The house comprises: Entrance Vestibule with uPVC front door and double glazed/uPVC inner door to hall. The Hall provides access to the living room, kitchen, staircase and under stair cupboard. The Living Room is an impressive space with windows to front and to rear. This room is of L shape configuration and provides ample room for dining. The Kitchen is compact but is well fitted with base and wall mounted cabinets, hob and oven. It has window to rear and double glazed/uPVC back door to outside space. The owners of the house advise that there are plans (dating back approx. 20 years) for the existing kitchen space to be extended.

A large Velux to rear makes for a light and airy stairwell. At mezzanine level is a door to the roomy Bathroom, which has window to rear, bath with electric shower over and glass screen, wash hand basin, WC and a built in cupboard housing the central heating boiler. The first floor landing has doors to Bedrooms 1 and 2, built in cupboard and stair to room in the roof. Bedroom 1 is a large double bedroom with built in wardrobe and window to front. Bedroom 2 is a double bedroom with window to rear from where the river view can be enjoyed. The third Bedroom in the roof is a large space with Velux windows to the front and to the rear.

At the back of the house is a yard bounded by wall and the neighbouring properties. From here the very best of the river aspect can be admired.

This is a roomy town house in nice order and 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 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.

27 Bridge Street, Girvan



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



Living Room with Dining Area	15'9" x 14'3" & 8'4" x 10'9"
Kitchen	7'5" x 9'8"
Bedroom 1	10'10" x 15'4"
Bedroom 2	9'9" x 11'3"
Bedroom 3	8'7" x 9'7" & 13'10" x 9'5" & 4'5" x 9'10"
Bathroom	7'8" x 9'10"

Dimesions are approximate.



Hall



Hall



Living Room



Kitchen



Stairwell



Landing



Bathroom



Bedroom 1



Bathroom



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Landing & Stairwell



Rear Elevation



View from back of house toward harbour basin

Directions

Travelling to Girvan from Ayr proceed ahead into the town. The property is situated on the right hand side of Bridge just before the traffic lights at the town square/clock tower. There is a large, free public car park close by.

General

Home Report is available on request.

The gas central heating system does not at present extend into the room in the roof. In this room heating is by way of electric storage heaters. These heaters have not been used in some time and so no warranty can be given with regard their functionality.

Council Tax: Band C

EER: D (68)

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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