



THOMAS MURRAY
PROPERTY



33 Gregg Place

Girvan

KA26 0EA



Living Room



Kitchen

33 Gregg Place, Girvan

Mid terrace, 3 bedroom house extended at the rear by way of a conservatory addition.

This two storey house was built circa 1970s and is of brick construction under a pitched roof overlaid with concrete tiles. Windows are double glazed in uPVC casements and central heating is by gas.

The house is offered for sale in need of upgrading. The interior is in poor decorative order and fixtures and fittings require replacement.

The house does though offer great potential and it has a spacious interior comprising: Hall with uPVC front door and access to living room, kitchen and stair. The Living Room is to the front of the house with 2 windows. The Kitchen space, with window to rear, requires a complete refit. Off the kitchen is access to the dining room and conservatory. The Dining Room has window to rear looking into the conservatory. The Conservatory is double glazed on three sides and is under a mono pitched poly carbon roof. Door to rear garden.

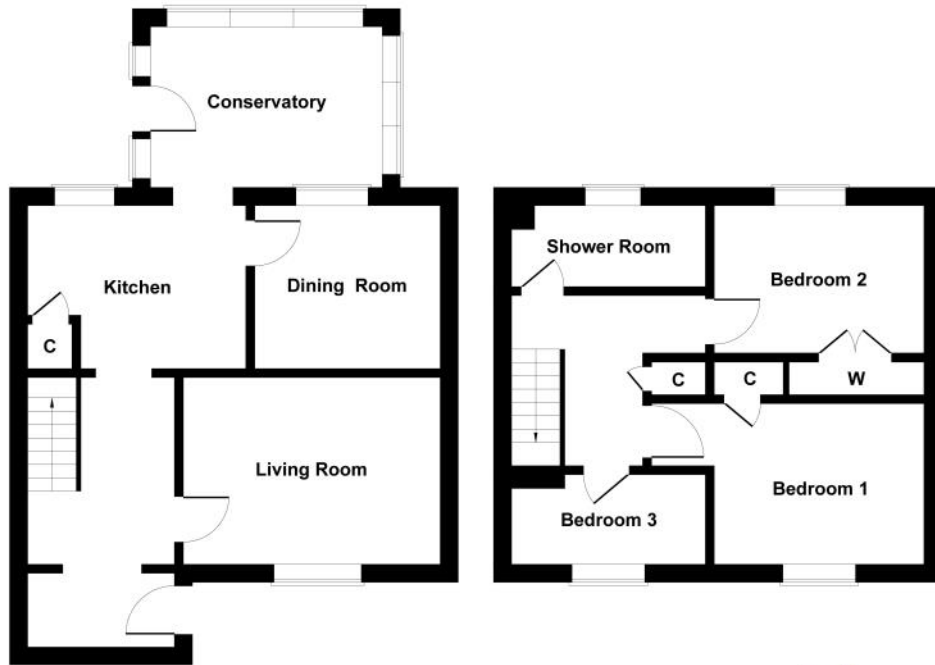
Upstairs, the landing provides access to the 3 bedrooms and shower room. Bedroom 1 is to the front of the house and has built in cupboard housing central heating boiler. Bedroom 2 has rear facing window and built in wardrobe. Bedroom 3 is to the front. The Shower Room comprises wc, wash hand basin and shower area with mixer shower over and window to rear.

At the front of the house is a paved area of garden bounded by low level wall. The back garden is enclosed by brick wall and is paved.

Gregg Place forms a cul de sac where properties are of similar style and vintage. Good location for easy access to Victory Park and schools.

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.

33 Gregg Place, Girvan



GROUND FLOOR

FIRST FLOOR



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



Living Room



Kitchen

Dimensions are approximate

Living Room	10'10" x 13'4"
Dining Room	12'3" x 7'6"
Kitchen	12'2" x 11'7" at widest points
Conservatory	8'7" x 7'8"
Bedroom 1	10'9" x 9'1" and 2'11" x 4'
Bedroom 2	10'1" x 10'4"
Bedroom 3	7'5" x 10"
Shower Room	5'8" x 8'9"



Conservatory



Conservatory



Dining Room



Dining Room



Hall



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Back Garden

Directions

Travelling from Ayr, proceed into Girvan. At pedestrian crossing opposite ASDA turn left to Montgomerie Street and carry on ahead. At the end of the street turn left, The Avenue. Proceed to top of The Avenue and turn right to Coalpots Road. Carry on ahead and turn second left, Gregg Place. Proceed ahead where there is parking along the front of the houses facing down Gregg Place. Park here. The property is situated in the row of houses to the left of the parking pay.

General

Home Report is available on request.

The house is in poor condition and is sold as seen.

Council Tax: Band B

EER: D (63)

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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