



THOMAS MURRAY
PROPERTY



23 Gregg Place

Girvan

KA26 0ES



Living Room



Living Room



Dining Room



Living Room



Living Room



Kitchen

23 Gregg Place, Girvan

Beautifully presented 3 bedroom, 2 reception room house in excellent order and situated in a quiet cul de sac in a good location for easy access to Victory Park and schools.

This mid terrace house, built circa early 1970s, is of brick construction under a pitched tiled roof. The house is in good condition having been well looked after and improved by the sellers who have owned the property for 12 years. Windows are double glazed in uPVC casements and were replaced 6 years ago as were the front and back doors. Central heating is by gas and the boiler was replaced in 2014.

The interior is in super decorative order and the accommodation comprises: Entrance Vestibule with double glazed/uPVC front door and built in cupboard, through to the Hall which provides access to the living room and kitchen and stair to first floor. There is a deep built in cupboard housing the electrical switchgear. The Living Room is a lovely space with two windows to front and door through to Dining Room which has window to rear and archway through kitchen. The Kitchen, with window to rear, is very well appointed and is fitted with a stylish range of base and wall mounted cabinets and integrated appliances comprising hob, oven and extractor. Double glazed/uPVC back door.

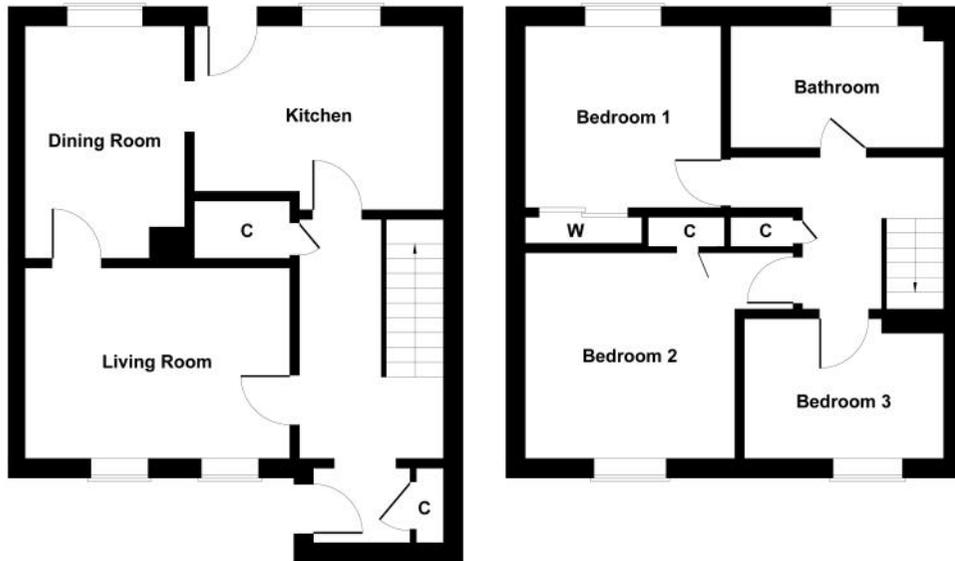
Upstairs the landing provides access to 3 bedrooms and the bathroom and has a built in cupboard and ceiling hatch with drop down ladder to loft. Bedroom 1 is a double bedroom with window to rear and built in wardrobe with sliding mirror doors. Bedroom 2 with window to front is a double bedroom with built in cupboard. Bedroom 3 is a large single bedroom with window to front. The spacious bathroom, with window to rear, is a lovely spec having tiled floor and walls and downlights over. There is a corner bath, shower stall with mixer shower, wash hand basin in vanity unit and WC.

There are garden spaces front and rear. The front garden is laid in red gravel and bounded by low level timber fence. At the back the garden is enclosed by a timber fence. The space comprises paved patio and grassed area and there is timber shed.

This is an immaculate house and must be viewed.

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.

23 Gregg Place



GROUND FLOOR

FIRST FLOOR

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

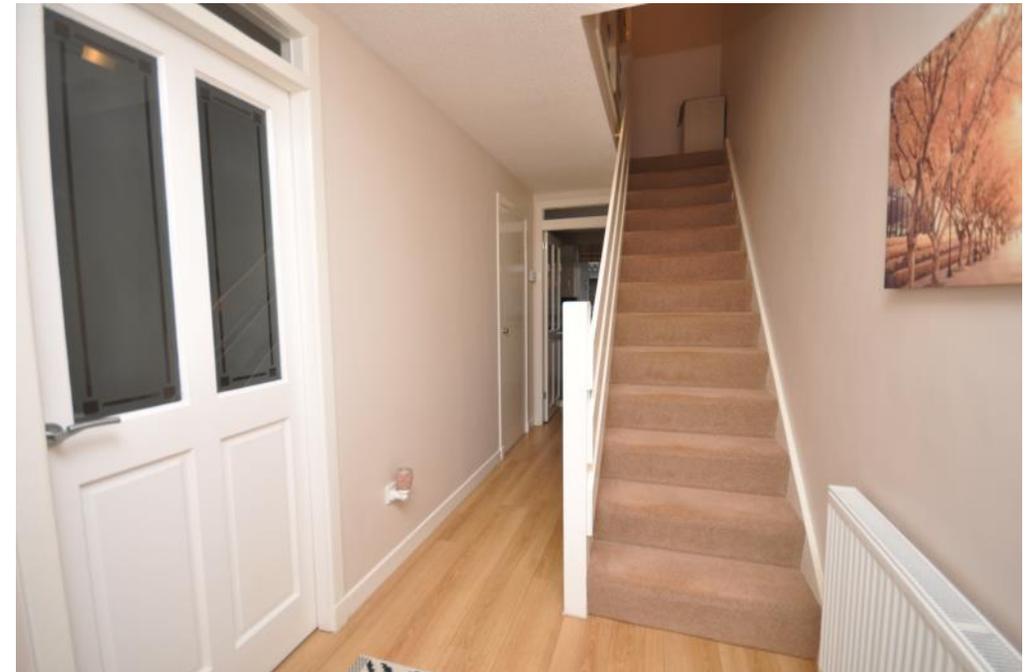


Living Room	10'10" x 13'5"
Dining Room	12'3" x 7'5"
Kitchen	7'9" x 11'9" & 0'9" x 5'10"
Bedroom 1	10'2" x 10'5"
Bedroom 2	10'9" x 9'1" & 2'1" x 4'1"
Bedroom 3	7'6" x 20'2"
Bathroom	5'6" x 8'8"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 2



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bathroom



Bedroom 3



Hall



Dining Room



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 and turn left into cul de sac where the property is located on the right hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: C 73

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.



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