



THOMAS MURRAY
PROPERTY



130 Henrietta Street

Girvan

KA26 0AE



Back Garden



Living Room



Living Room



Kitchen



Living Room



Kitchen

130 Henrietta Street, Girvan

This is a very attractively presented 3 bedroom semi detached house, with large garden, drive and garage situated in lovely locality about 150 yards from the sea front and Stair Park. Schools and shopping are readily accessible.

The house has been much improved by the present owners over the last 5 years, this work including windows, new kitchen and shower room, new internal doors, skirtings and architraves, new radiators and a substantial amount of upgrade to the back garden, which is now nicely laid out, level space.

Built circa 1940's the house is of brick construction under a pitched roof overlaid with slate. In more recent times a porch in uPVC and tiled roof has been added at the rear of the house.

The interior of the house is stylish and is in excellent decorative order. Central heating is by gas (the boiler is serviced annually) and windows are double glazed in uPVC casements.

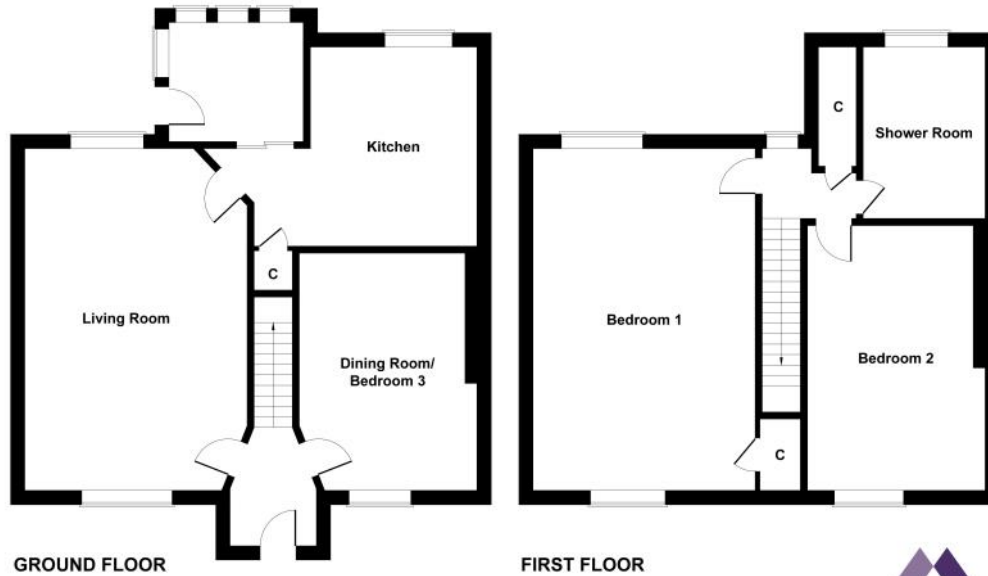
Accommodation is spaciouly arranged over two floors to comprise: Entrance Hall, with double glazed/uPVC front door, cabinet housing electrical switch gear, doors to living room and dining room or 3rd Bedroom and stairs. The Living Room is a large, bright space with windows front and rear, a wood burning stove and door to kitchen. The Kitchen is fitted with sleek contemporary base and wall mounted cabinets and has integrated ceramic hob, oven and extractor, accent lighting over work tops and ceiling downlights. There is a built in cupboard, window to rear and double glazed/uPVC back door to porch. The Porch is double glazed and has double glazed/uPVC door to back garden. The Dining Room has window to front. Although used for dining this space can easily be a third, double bedroom.

Upstairs the landing provides access to 2 bedrooms, has window to rear, has built in cupboard with central heating boiler and is where the ceiling hatch to loft is located. Bedroom 1 is a spacious double bedroom with windows front and rear and deep, built in cupboard. Bedroom 2 is also a good size double bedroom with window to front. The Shower Room is stylishly modern with tiled walls and floor, down lights, shower stall with mixer shower, wash hand basin, WC, heated towel rail and window to rear.

The house stands in a large garden. At the front the space is bounded by hedge and comprises drive and area of lawn and gravel. Double, timber gates half way along the drive open through to the back. The garden at the rear is bounded by timber paling fence and comprises paved patio, gravelled space and lawn. There is a large timber garage and timber shed. A great space.

This is a beautiful home. Viewing is absolutely essential.

130 Henrietta Street Girvan



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Living Room	16'2" x 11'9" at widest
Dining Room or 3rd Bedroom	10'7" x 9'4" reducing to 8'5"
Kitchen	8'7" x 9'4" & 5' x 3'2"
Porch	5'11" x 7'11"
Bedroom 1	16'2" x 11'8"
Bedroom 2	12'7" x 9'4" reducing to 8'5"
Shower Room	6'10" x 5'9"

Dimensions are approximate



Hall



Hall



Dining Room



Kitchen



Back Porch



Living Room



Dining Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Landing



Shower Room



Back Garden



Back Garden

Location and Directions

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

Travelling to Girvan from Ayr, proceed toward town centre and at traffic lights at town square/clock tower turn right, Knockcushan Street and continue ahead to mini roundabout at harbour. Here take first exit left, Henrietta Street. Proceed ahead. Passing Stair Park. The house is a short distance along on the right hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: D (60)

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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