



THOMAS MURRAY
PROPERTY



48 Montgomerie Street

Girvan

KA26 9HE



Living Room



Living Room



Dining Area



Kitchen



Living Room



Dining Area

48 Montgomerie Street, Girvan

Spacious 2 bedroom, extended end of terrace house situated on a corner site and with outlook toward grassed amenity space. Great location for easy access to ASDA, railway station, shops, schools and sea front. The property has an enclosed back garden, which is mainly mono blocked for easy upkeep and where there is a large timber garage.

The house, which sits on the corner of Montgomerie Street and Bourtreehall, dates from circa early 1900s with later additions. The house is double glazed in uPVC casements and central heating is by way of gas and most windows are fitted with white shutter blinds.

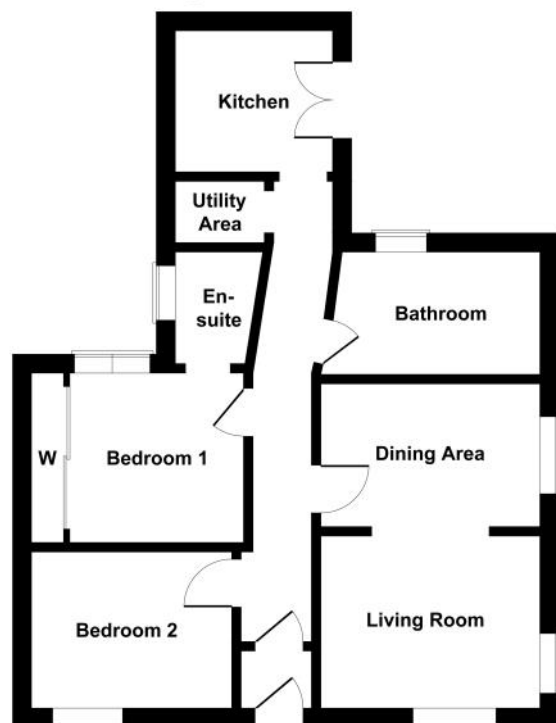
The house has an attractive all on the level layout providing a good balance of accommodation comprising: Entrance Vestibule with double glazed/uPVC front door, terrazzo floor, cabinet housing electrical switch gear and timber/glass inner door. The Hall provides access to the 2 bedrooms, dining area, bathroom, utility space and kitchen. The Dining Area has window to side and wide archway through to the Living Room which is a lovely space with windows facing front and side and feature fireplace. Bedroom 1 is a double bedroom with window to rear, fitted wardrobes and doorway though to En Suite which comprises shower stall with electric shower unit, wash hand basin, WC, downlights with controllable colour settings, waterproof wall panelling and window to side. Bedroom 2, is another double bedroom with window to front. The Bathroom is large split level room with window to rear and consisting of corner bath, shower stall with mixer shower and rain forest shower head, wash hand basin, WC, tiled walls, arched alcove and downlights. There is a useful Utility Space and the Kitchen is at the very rear of the house with double French doors which are double glazed/uPVC to back garden. The kitchen comprises base and wall mounted cabinets arranged over three walls and with integrated hob, oven, extractor canopy, fridges and downlights.

There is a good size roof space which, subject to consent, could afford scope to further extend the house.

The back garden is mainly walled and the area is laid in mono block. Around the French Doors there is timber deck overlaid with artificial grass. Double timber gates open into the back from Bourtreehall affording access to the timber garage. There is a further side, gate for foot access.

An attractive property in a good locality viewing is recommended.

48 Montgomerie Street, Girvan



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



Living Room	12'4" x 13'1"
Dining Area	8'2" x 13'
Kitchen	11'11" x 10'3"
Bedroom 1	11'5" x 11'6"
En Suite Shower Room	7'11" x 5'4" reducing to 3'8"
Bedroom 2	9'10" x 12'1"
Bathroom	7'9" x 13'8"

Dimensions are approximate



Hall



Kitchen



Bedroom 1



Bedroom 1



En Suite



En Suite



Bedroom 2



Bathroom



Bathroom



Bedroom 2



Dining Area



Kitchen



Location

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.

Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street. After crossing over the pedestrian crossing turn first left Montgomerie Street. The property is situated a short distance along on the left hand side.

General

Home Report is available on request.

A number of light fittings will be included in the sale and these will be pointed out when viewing the property

Council Tax: Band C

EER: D (60)

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

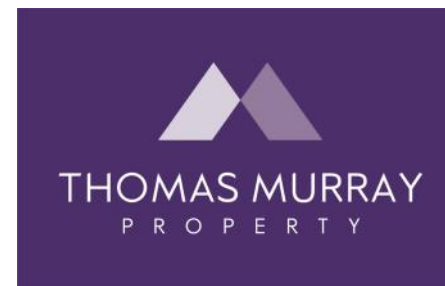
An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are 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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