



THOMAS MURRAY
PROPERTY



16 Old Street

Girvan

KA26 9HG



Living Room



Kitchen



Living Room



Kitchen

16 Old Street, Girvan

Spacious first floor, 2 bedroom flat in convenient location, overlooking Old Street and for easy access to ASDA, railway station, schools, parks and sea front.

The flat is heated by way of gas and windows are double glazed in uPVC casements.

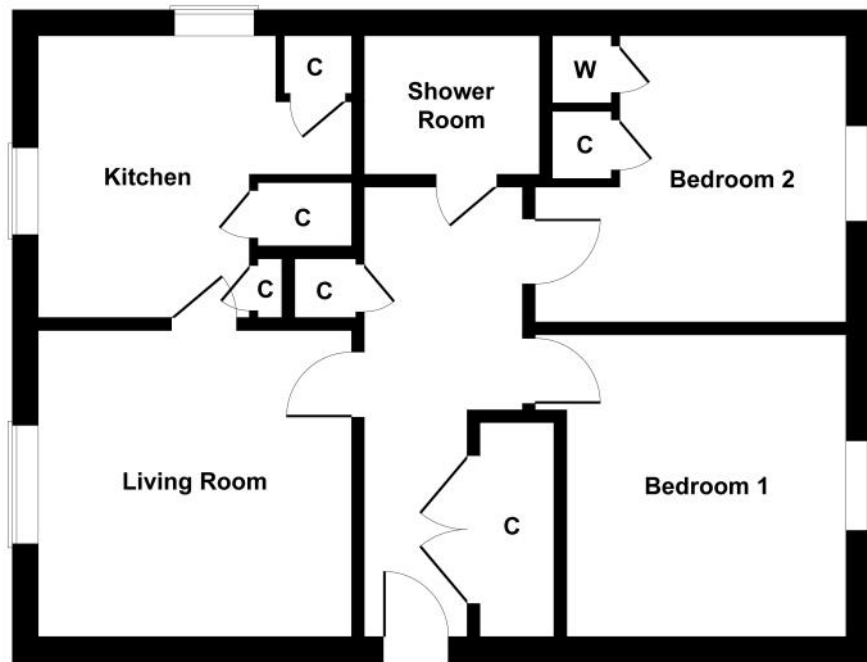
The roomy accommodation is arranged as follows: the Hall, with timber door from landing, has doors off to all rooms except the kitchen and two built in cupboards. The Living Room has window to front overlooking Old Street and door off to kitchen. The Kitchen, with window to front, is a large space with tiled floor, has ample room to dine, is fitted with base and wall mounted cabinets along one wall and has 2 built in cupboards and a shallow press.

Bedroom 1 is a double bedroom with window to rear. Bedroom 2 is further double bedroom with built wardrobe, cupboard and window to rear. The Shower Room comprises shower stall with electric shower over, wash hand basin, WC and tiled walls.

The flat is entered from Old Street to a shared entrance area and stair well. There is clothes drying space at the rear of the building. The building can also be accessed off McConnel Square where there is car parking.

The flat requires some redecoration and small improvements but it has great potential and boasts good size rooms. Great buy to let or first time purchase.

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.



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



Living Room	14'3" x 12'4"
Kitchen	10'7" x 11'7" & 2'6" x 3'
Bedroom 1	11'1" x 12'5" & 1' x 3'6"
Bedroom 2	9'9" x 11'8" & 2'4" x 5'9"
Shower Room	6'4" x 5'4"

Dimensions are approximate



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Directions

Travelling into Girvan from Ayr, proceed ahead and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Park around here and then continue on foot along paved path through the grass amenity area. The flat is on the corner entered through timber door. Take the stairs and on arriving on the first floor landing the flat is the first timber door. Alternatively, proceed to McConnell Square which is first right off Montgomerie Street. Proceed down to the bottom area of the car park. A footpath leads off to the right which brings you to back of the building.

General

Home Report is available on request.

Council Tax: Band B

EER: C 70

To view contact



View from flat



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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