



THOMAS MURRAY
PROPERTY



33 Ballybroke Street
Girvan
KA26 0AQ



Living Room



Living Room



Kitchen



Living Room



Kitchen

33 Ballybroke Street, Girvan

Very nicely appointed 2 bedroom bungalow situated in a quiet terrace street about 150 yards from the beach and from where its easy access to parks, shops and harbour.

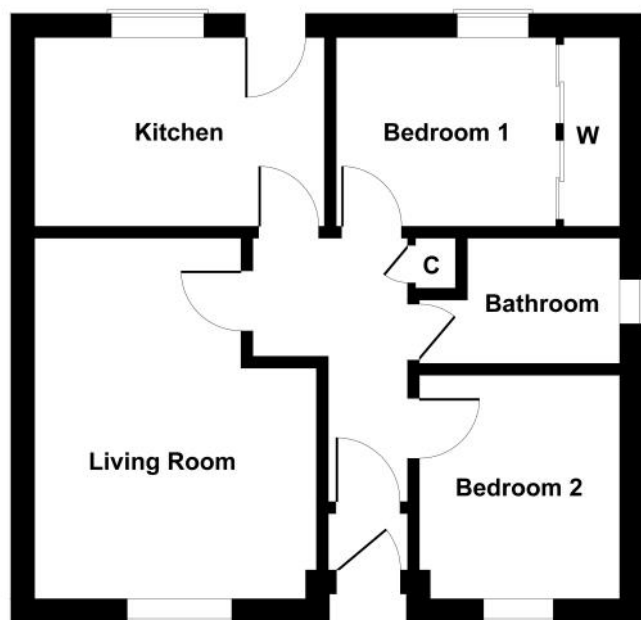
The house, which is semi detached, is about 27 years old and is in great order. Windows are double glazed in uPVC casements and were installed May 2017. Heating is by gas and the central heating boiler was replaced October 2020. The house is fitted with PV panes for the generation of electricity and the sellers have secured an excellent feed in tariff (FIT). The PV panels were installed 2012 and the FIT runs for 25 years from date of installation.

The interior is immaculate and the all on the level accommodation comprises: Entrance Vestibule with double glazed/uPVC front door, tiled floor and timber/glass inner door. The Hall is L Shape and provides access to all rooms. There is a built in cupboard housing the electrical consumer box and a ceiling hatch with drop down ladder to a loft, with light and mostly floored for storage. The Living Room is L shape and has window to front. Bedroom 1, a double bedroom, has window to rear and fitted wardrobe with sliding mirror doors. Bedroom 2, has window to front. The Kitchen, with window to rear, is a great space fitted with base and wall mounted cabinets with integrated hob, oven, extractor canopy, fridge and freezer. The ceiling has down lights and there is room for dining. Double glazed/uPVC back door. The Bathroom is extremely smart with tiled walls and floor, panelled ceiling with down lights, bath with electric shower over and glass screen to side, wash hand basin, WC and window to side.

There is drive way to side with a double, galvanised gates. The back garden, which is bounded by wall, is designed for easy up keep. It's a paved, split level space. There is a timber shed.

A lovely home. Ideal retirement buy, or holiday home or first time buy. Viewing is highly recommended.

33 Ballybroke Street, Girvan



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



Living Room	18'1" x 11'4" reducing to 7'11"
Kitchen	9'1" x 11'10"
Bedroom 1	9'1" x 11'10"
Bedroom 2	11'2" x 7'3"
Bathroom	6'6" x 7'2" reducing to 5'4"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Kitchen



Bathroom



Bathroom



Living Room



Living Room



Living Room



Back Garden



Back Garden

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 and continue to traffic lights at town square and clock tower. Here turn right and continue to mini roundabout at harbour. Take first exit, Henrietta Street and continue ahead. Take left, sign post George Street (6 along) and then left to Ballybroke Street. The house is a very short distance along on the right hand side.

General

Home Report is available on request.

Council Tax: Band C

EER: B (84)

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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