



THOMAS MURRAY
PROPERTY



51 Knockcushan Street
Girvan
KA26 9AG



View from 1st floor



General surround-



Rear Elevation



Back Garfen



Back Garfen

51 Knockcushan Street

Large 3 bedroom, 2 reception room house situated close to the harbour and about 250 yards from the beach. The house was built circa 1900s and is end of terrace formed over 2 storeys.

The interior is spacious and there are period features such as decorative cornice and ceiling rose in the living room, original pitch pine doors and wrought iron twist balustrade and wooden hand rail.

The house is of stone and brick construction. The roof is overlaid with slate. Windows are double glazed in uPVC casements and single glazed in timber casements. Central heating is by gas.

The house comprises: Entrance Vestibule with double timber doors and inner timber door with acid etched glass panel; the Hall has decorative arched accent, doors to living room, sitting room, cloak room and stair to first floor. The Living Room is a large space with front facing windows: the Sitting Room is to the rear and has sliding patio doors to the rear garden and timber/glass door to kitchen. The Kitchen is a galley style with 2 Velux windows and windows to side and rear and with double glazed back door. The Cloak Room is under stair and comprises WC, wash hand basin and window to rear.

Upstairs a spacious landing provides access to three bedrooms and bathroom. There is a ceiling hatch with Ramsay ladder for access to the substantial space in the roof. Window to rear over stairwell. Bedroom 1 with windows to front. Bedroom 2 with window facing rear. Bedroom 3 is to the front. All three bedrooms are doubles. The Bathroom, with Velux window comprises bath with mixer shower, wash hand basin and WC.

The bedrooms to the front enjoy terrific views over the harbour toward the sea and Arran.

The roof space is approx. 14' x 22' and is mainly floored. This space offers further development potential.

At the rear of the house is a walled garden. The garden is laid in concrete to make for easier up keep and comprises a pond. From the garden there is a gate to Harbour Street and access to the garage.

The Garage, 21'7" x 12'7" has a roller door to Harbour Street and is fitted with light and power.

A substantial 5 apartment house in a great locality. The house would be benefit from general improvement but nonetheless it's a property with great potential.

51 Knockcushan Street, Girvan



Not to Scale. Produced by The Plan Portal 2021
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Living Room	14'4" x 15'1"
Sitting Room	13'10" x 15'2"
Kitchen	20'2" x 6'4"
Bedroom 1	13'10" x 12'
Bedroom 2	13'10" x 10'
Bedroom 3	9'6" x 10'
Bathroom	9'3" x 4'8"
Cloakroom with WC & WHB	2'6" x 6'1"

Dimensions are approximate

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 and continue to the traffic lights at town square/clock tower. Turn right, Knockcushan Street. Take the second exit at the mini roundabout and the property for sale is situated on the left hand side.

General

Home Report is available on request.

Council Tax: Band D

EER: D (57)

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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