



THOMAS MURRAY
PROPERTY



2 Todd Street

Girvan

KA26 0DX





Living Room



Kitchen



Hall



Living Room



Kitchen

2 Todd Street, Girvan

Very attractively presented semi-detached, extended 3 bedroom house on a corner site in a good location. The property comprises front and back garden, mono block drive and detached garage.

In excellent decorative order the house is double glazed in uPVC casements and central heating is by gas.

The spacious interior is light and airy and provides a great balance of accommodation arranged over 2 floors and comprising: double glazed/uPVC front door to wide Entrance Hall with stair off and doors to living room, kitchen and Bedroom 1. The Living Room is a bright, roomy space with windows front and rear and feature, raised living flame fireplace. The stylish Kitchen is fitted with base and wall mounted cabinets, tiled splashback and integrated appliances comprising: hob, column oven, microwave/grill, dishwasher, washing machine, fridge and freezer. There is an under stair cupboard, double glazed/uPVC back door and window to rear. There is room to dine in the kitchen. Bedroom 1 is a good size double bedroom with window to front and door to En Suite which comprises, tiled walls and floor, shower stall with mixer shower, wash hand basin, WC, heated towel rail and water proof channel lined ceiling.

Upstairs the landing, with window to rear give access to 2 bedrooms, the bathroom, built in cupboard and hatch access to loft. Bedroom 2 is a double bedroom with window to front and built in wardrobe. Bedroom 3, with window to front is a double bedroom with recess and built in cupboard. The Bathroom, with window to rear, is fitted with bath with electric shower over and glass screed, wash hand basin, WC , tiled walls and heated towel rail.

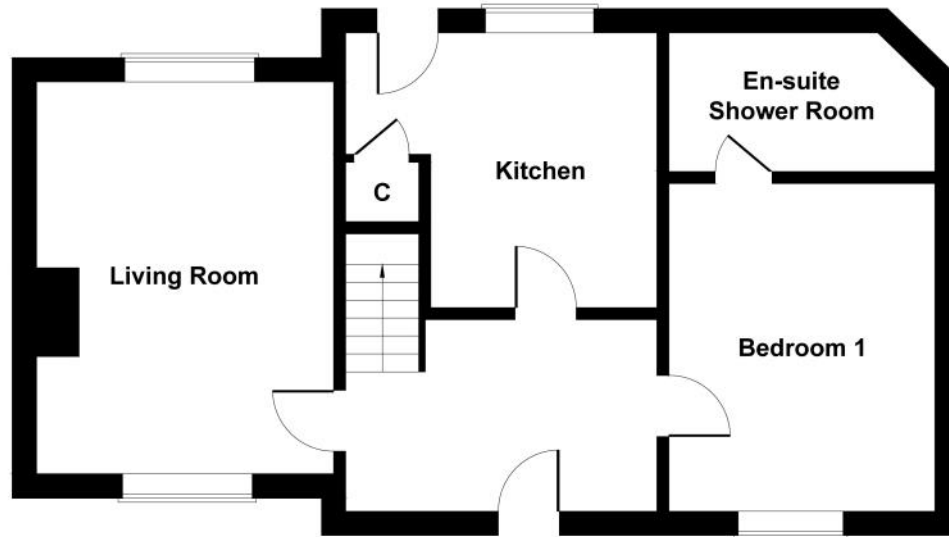
The garage is approx. 17'1" x 11' and has up and over door, light, power, double glazed window and side door.

The garden spaces are well kept. The back garden is south facing and has raised beds, a seating area and green house. The back garden is walled and fenced.

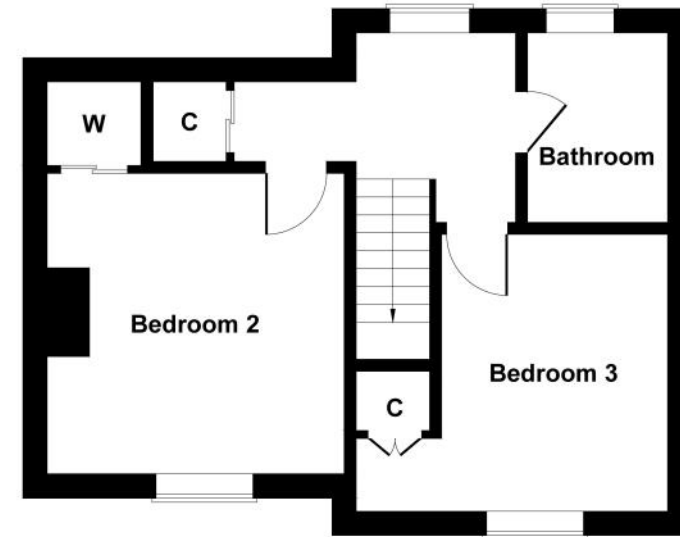
A lovely house - viewing is highly recommended.

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.

2 Todd Street, Girvan



GROUND FLOOR



FIRST FLOOR

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



Living Room	16'6" x 10'8" reducing to 9'6"
Kitchen	11'5" x 8'9" & 5'3" x 3'7"
Bedroom 1	14'1" x 10'1"
En Suite Shower Room	4'4" x 10'1"
Bedroom 2	13'3" x 10'9" reducing to 9'7"
Bedroom 3	11'8" x 8'11" & 3'11" x 3'5"
Bathroom	6'5" x 5'6"

Dimensions are approximate



Kitchen



Living Room



En Suite Shower Room



Living Room



Bedroom 1



Bedroom 1



En Suite Shower Room



Bedroom 2



Bedroom 2



Bathroom



Bedroom 3



Bathroom



Landing



Landing



Front Garden



Front Elevation

Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right North Park Avenue. Continue ahead and turn left Victory Park Road. Ahead to junction and left to South Park Avenue. Proceed ahead and turn right Motehill Road, continue up hill and at junction veer left and then proceed ahead turning 1st left Todd Street. The property is the first house on right hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: D (57)

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.



Back Garden



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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com