



THOMAS MURRAY
PROPERTY



8 Ailsa Street East

Girvan

KA26 9DF



Living Room



Kitchen



Living Room



Kitchen

8 Ailsa Street East, Girvan

Centrally located, mid terrace 3 bedroom house. Convenient for shops, parks and schools. The beach is 550 yards from the house.

Built circa early 1900s, the house has a distinctive red sandstone frontage and is constructed of stone and brick with a slated roof. Windows are double glazed in uPVC casements with the exception of the Velux window which is double glazed in timber casement. Central heating is by gas.

The accommodation comprises: Hall with double glazed front door, built in cupboard, doors to living room, kitchen and bedroom 3, stair to first floor and under stair cupboard. The Living Room has window to front, timber/glass door from hall and shallow built in press. The Kitchen comprises cabinets at base and wall mounted levels, integrated hob, oven and extractor, tiled floor and double glazed/uPVC back door. Bedroom 3, with window to rear has door off to En-Suite Shower Room which has WC, wash hand basin and shower stall with electric shower over.

Upstairs the landing has doors off to the 3 bedrooms, boxroom and bathroom. There is a built in cupboard with sliding door. Bedroom 1, with dormer window to front. Bedroom 2 has window to rear. The Box Room has Velux window facing front. The Bathroom, with window to rear comprises; bath, shower stall with electric shower, wash hand basin and WC.

At the back of the house the garden is bounded by wall and the space is paved and in concrete with raised beds. The garden would benefit from some improvement.

The house is in need of general upgrade and this is reflected in the guide price. That said this property has great possibilities.

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.

8 Ailsa Street East, Girvan



Not to Scale. Produced by The Plan Portal 2021
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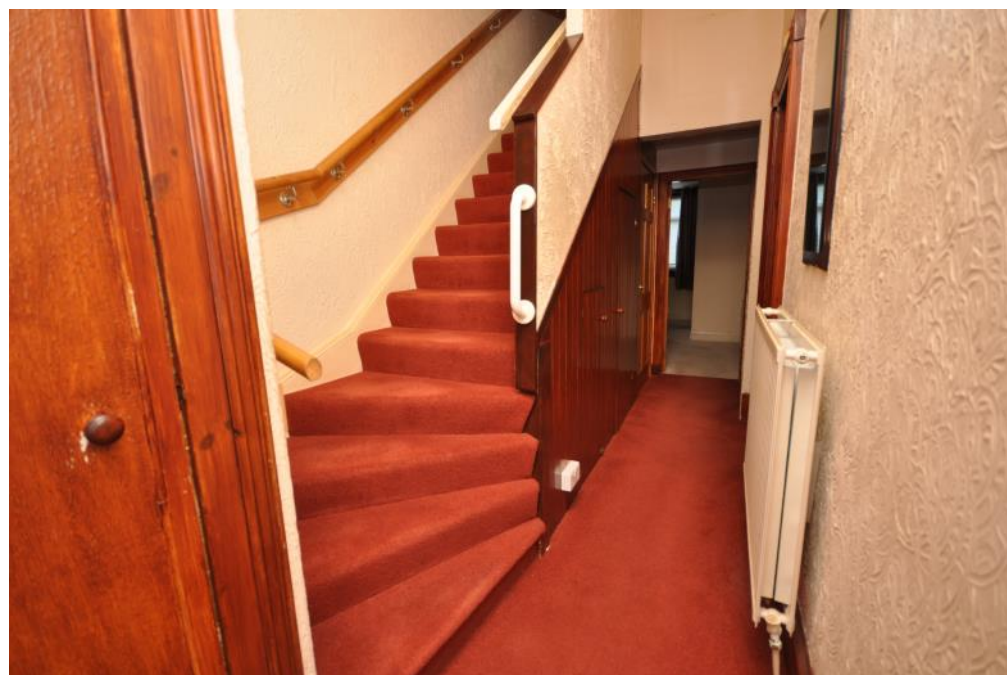


Living Room	12'6" x 12'6"
Kitchen	10' x 9'3"
Bedroom 1	9'3" x 11 & 2'4" x 3'11"
Bedroom 2	10' x 9'5"
Bedroom 3	14'5" x 5'9" & 6'10" x 2'2"
Box Room	4'6" x 7'7" reducing to 5'1"
Bathroom	7'5" x 10'7"
En Suite Shower Room	7'3" x 4'6"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 3



Box Room



Bathroom



Bedroom 1



Bedroom 2



Bathroom



En Suite Shower Room



Rear Elevation



Garden

Directions

On entering Girvan travelling from Ayr proceed ahead toward the traffic lights at the town square/clock tower. Continue ahead to Dalrymple Street and turn second left, sign post Ailsa Street East (Boots Chemist on the corner). Proceed along street where the property is situated on the right hand side.

General

Home Report is available on request.

Council Tax: Band C

EER: E (45)

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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