



THOMAS MURRAY
PROPERTY



11 Chalmers Court
Girvan
KA26 9ET



Living Room



Living Room



Kitchen



Living Room



Kitchen

11 Chalmers Court, Girvan

Centrally located, spacious 3 bedroom maisonette. Good situation for easy access to shops, schools and parks. The beach is about 700 yards.

The property is attractively presented, windows are double glazed in uPVC casements and central heating is by way of gas.

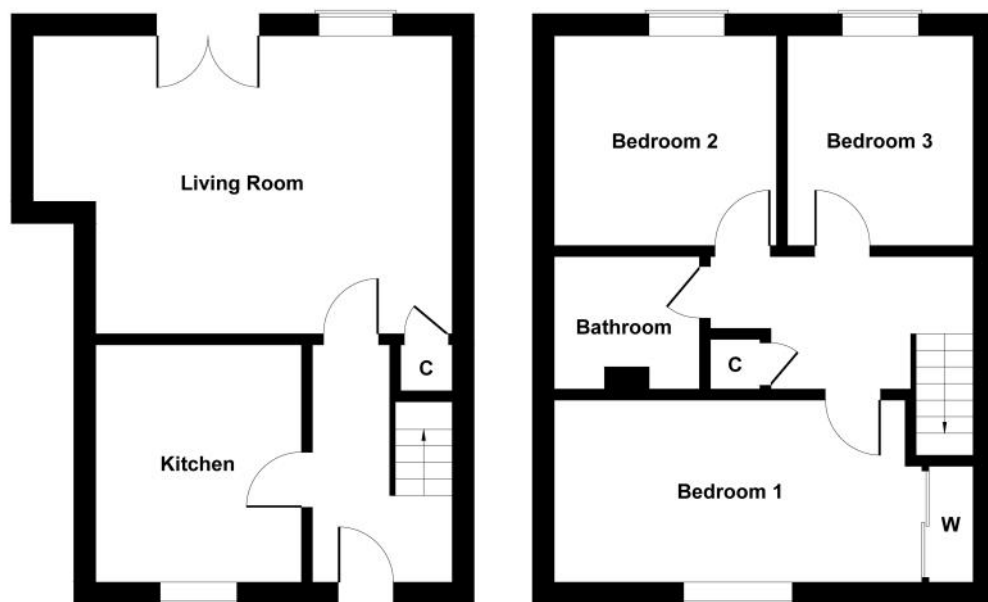
The upper floor maisonette is middle terrace and form part of purpose built building dating from 1970s. The accommodation provided is over two floors comprising: Entrance Hall with double glazed/uPVC main door, stair to first floor and timber/glass doors off to living room and kitchen. The Living Room is large space with window to front and double glazed French doors front to Juliet balcony. There is ample space to dine in the living room and there is a built in cupboard under stair. The Kitchen, with window to rear, is fitted with modern wall and base mounted cabinets, integrated hob and oven, tiled splash back and small breakfast bar.

Upstairs there is a large landing with access off to three bedrooms, bathroom, built in cupboard and ceiling hatch to loft. Bedroom 1 is large double bedroom with window facing rear and built in wardrobe. From this window there is pleasant view east across the town toward the hills surrounding Girvan. Bedroom 2 and Bedroom 3, both windows to front are also double bedrooms. The smart Bathroom comprises wash hand basin, bath with glass shower screen and electric shower over and WC. Walls behind the wash hand basin and around the bath are tiled and the ceiling has downlights.

The property has an outbuilding attached to the rear of the building. There is a shared paved area for clothes drying. Access to Chalmers Court is by way of a door from Dalrymple Street which serves the 3 other properties forming Chalmers Court. There is a separate access out to the large public car park at the rear of the building.

Viewing of what is a tidy and roomy property 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.



GROUND FLOOR

FIRST FLOOR

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



Living Room	17'4" x 14'11" & 10'10" x 3'10"
Kitchen	12'8 x 8'
Bedroom 1	10'1" x 15'7" & 5'9" x 1'2"
Bedroom 2	12' x 10'1"
Bedroom 3	12' x 8'5"
Bathroom	7' x 6'1"

Dimensions are approximate



Hall



Hall



Kitchen



Bedroom 1



Landing



Landing



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3



View from Bedroom 1



Rear Elevation



Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square clock tower. Continue ahead on Dalrymple Street. The property is located a little further along on left hand side. The entrance to the building is at the side of Chalmers Arcade. Take the stairs and on the upper level the property for sale is the first maisonette in this row of 4. Its probably best to park in large car park behind Chalmers Court. To do so, after coming through the traffic lights at the town square turn left at Bank Scotland to a narrow lane and proceed into the car park. Parking here is free and there is no time restriction.

General

Home Report is available on request.

The proprietor of the property would have £5 per month to Chalmers Residents Association maintenance fund. This fund is used for upkeep and running costs of the common parts of the building.

Council Tax: Band C

EER: D (64)

To view contact



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Email: enquiries@thomasmurrayproperty.com



Views from Living Room

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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