



THOMAS MURRAY
PROPERTY



3 Young Street

Girvan

KA26 0AJ



Living Room



Living Room



Kitchen

3 Young Street, Girvan

End of terrace, 2 bedroom house situated toward the south end of Girvan and only 180 yards from the beach. This a good location for easy access to schools, parks and shops. There is a convenience store close by in the adjacent street.

The house was built circa 1900s and is constructed of brick with a slate roof. Windows are double glazed and the central heating is by gas.

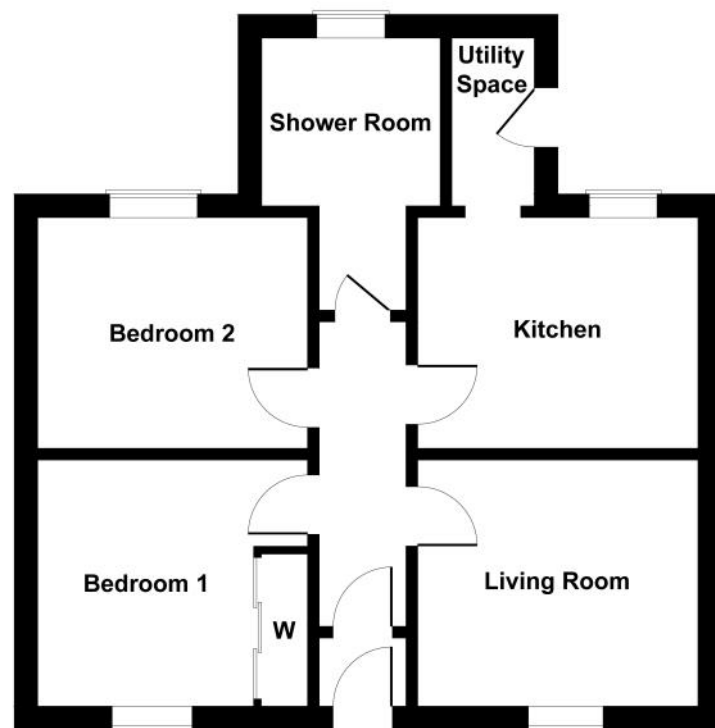
The accommodation is arranged over one level and comprises: Entrance Hall with timber front door and a double glazed/uPVC inner door. The Hall has doors off to all rooms and has ceiling hatch to loft. The Living Room is a large space with window to front and alcove. Bedroom 1 is a double bedroom with window to front and fitted wardrobe. Bedroom 2 with window to rear is also a double bedroom. The Shower Room consists of wash hand basin, wide shower stall with electric shower unit and glass screen (installed about a year ago) and WC. The spacious Kitchen is fitted with a range of base and wall mounted cabinets, fitted earlier this year. The walls of the kitchen have been stripped for redecoration. Off the kitchen is a small Utility Area where there is a worktop, plumbing for washing machine and double glazed/uPVC back door.

The double glazed inner and back doors were fitted about a year ago.

At the rear of the house is a walled yard and the space is paved. Small outhouse. There is a shared drying green/garden situated behind the property and we understand that this area is shared with two other home owners. This area is laid in gravel. There is a lane behind this terrace row which affords a right of access to the drying green.

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.

3 Young Street, Girvan



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



Living Room	11'8" x 13'3"
Kitchen	11'1" x 13'4"
Utility Space	7' x 3"
Bedroom 1	12'5" x 11'3" & 4'4" x 2'3"
Bedroom 2	10'4" x 13'5"
Shower Room	6'5" x 3'6" & 5'6" x 6'11"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 2



Living Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Directions

Travelling to Girvan from Ayr. On arriving in Girvan proceed ahead to traffic lights at town square/clock tower. Here turn left, Knockcushan Street and continue ahead to mini roundabout at harbour. Take first exit left, Henrietta Street and proceed ahead for approx. 0.2 mile and turn 6th left to Young Street. Parking is on street.

General

Home Report is available on request.

The garage attached to side of the property does not form part of the property for sale.

Council Tax: Band C

EER: D (67)

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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