



THOMAS MURRAY
PROPERTY

4 Vicarton Street

Girvan

KA26 9HF



Living Room



Sitting Room



Kitchen



Garden Room



Living Room



Living Room

4 Vicarton Street, Girvan

Attractive detached 4 bedroom house in a convenient locality. This substantial house is in good order and is very well presented.

Built circa 1900s the house is stone built with a pitched slated roof. The spacious interior is light and airy, windows are double glazed in uPVC casements and central heating is by gas. The boiler is about 2 years old.

The property further comprises a drive, garage with light and power and a delightful private and sheltered garden. There is also a covered area at the side of the house with light and offering through access from the front to rear of the house.

This lovely home has great accommodation comprising: Entrance Vestibule with timber front door, terrazzo floor, electric meter and consumer box and timber/glass door to hall. The Hall, which has an arched accent, has doors off to living room, sitting room, bedrooms 1 and 2, cloak room and elegant staircase with original wrought iron rails and timber handrail. The Living Room, with window to front, is nicely proportioned: high ceiling and with original decorative plaster cornice and centre rose. There is a quartz fireplace with living flame gas fire. The Sitting Room, with rear facing window, is good space with wood morning stove, built in cupboard with gas boiler and timber/glass door to kitchen. The Kitchen is very stylish with contemporary base and wall mounted cabinets and accent lighting over work tops and kick board level. There is a 7 burner range/double oven range included. The kitchen has window facing rear and double glazed/uPVC door to garden room. The Garden Room with ample dining space, is double glazed on two sides and has double doors to garden, down lights and tiled floor.

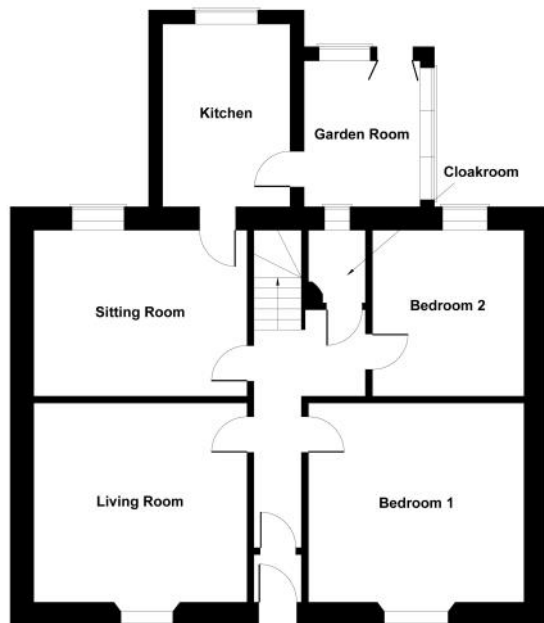
Bedroom 1 is a double bedroom with front facing window. Bedroom 2, with window to rear is a further double bedroom. The Cloakroom, with small window through to garden room, has wash hand basin, WC and under stair cupboard.

Upstairs the bright landing provides access to bedrooms 3 and 4, the boxroom and bathroom. There is a Velux window (timber casement/double glazed) to rear over the stair well. Bedroom 3, with dormer window to front is a double bedroom. Bedroom 4 with dormer window to front is also a double bedroom with built in wardrobe. The Bathroom, is a bright space with two Velux windows (double glazed/timber casement) to rear, comprising Bath with mixer shower over and glass screen, wash hand basin in vanity unit and WC. Tiled walls and floor, downlights and heated chrome towel rail.

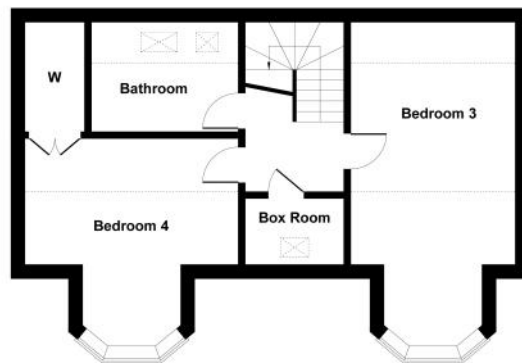
The garden at the rear is an easy to manage area, paved and consisting of raised beds. The garden is bounded by wall. At the front is a narrow space with paved and gravelled path and privet hedge.

A lovely spacious house – must be viewed.

4 Vicarton Street, Girvan



GROUND FLOOR



FIRST FLOOR

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

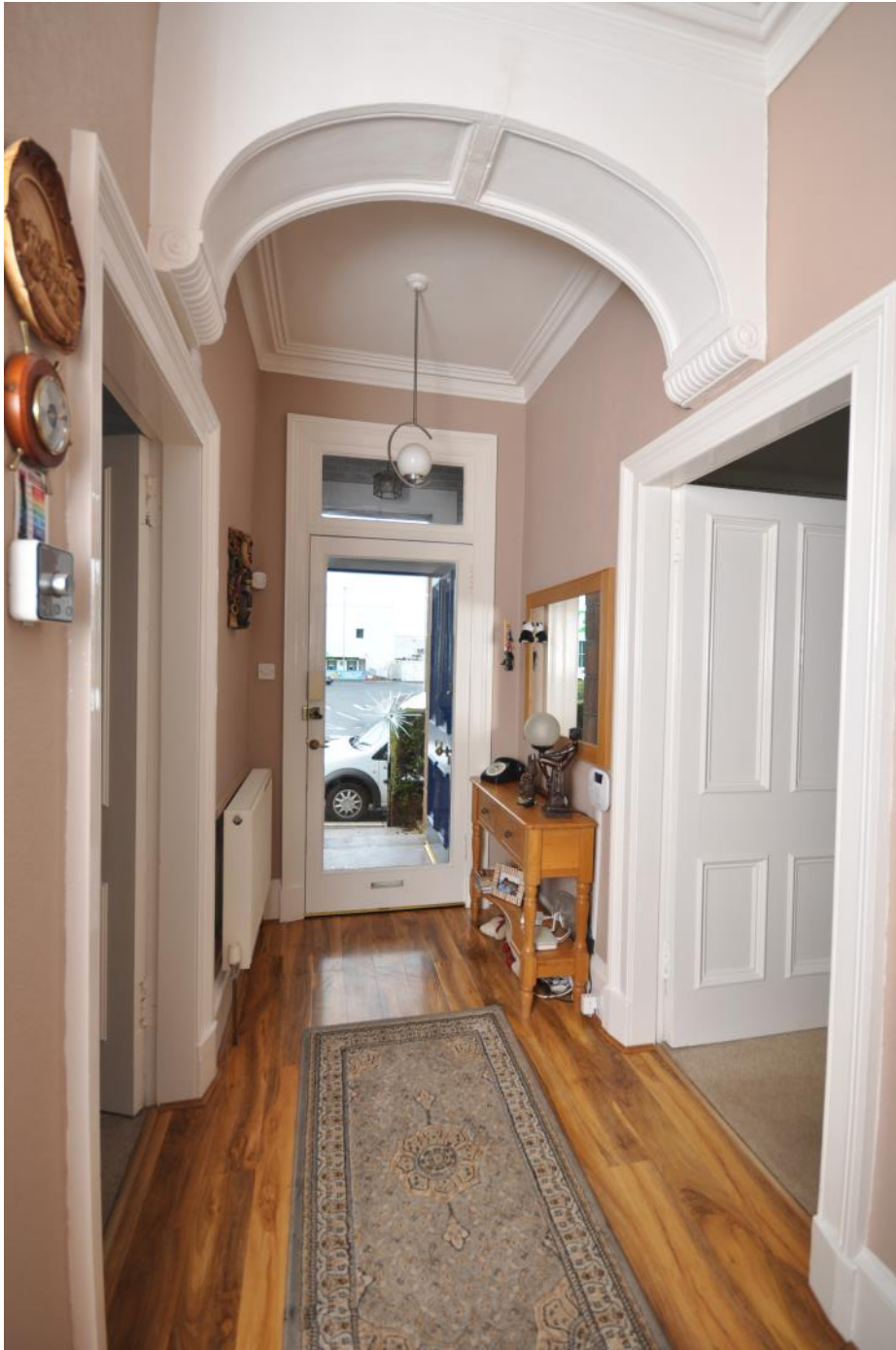


| | |
|-------------------------|------------------------------|
| Living Room | 11'11" x 13'10" |
| Sitting Room | 10'1" x 13'9" |
| Garden Room | 10'8" x 7'9" |
| Kitchen | 11'11" x 8'11" |
| Bedroom 1 | 11'11" x 14' |
| Bedroom 2 | 10'1" x 11'8" |
| Bedroom 3 | 12'3" x 11'11" & 3'6" x 5'9" |
| Bedroom 4 | 7 x 13'11" & 3'6" x 5'9" |
| Bathroom | 5'2" x 9'4" |
| Cloakroom with whb & wc | 5'10" x 3' at widest points |

Dimensions are approximate



Hall and Stairwell



Hall



Hall



Living Room—fireplace



Sitting Room



Kitchen



Kitchen



Garden Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Downstairs Cloakroom



Sitting Room



Landing



Bedroom 3



Bedroom 3



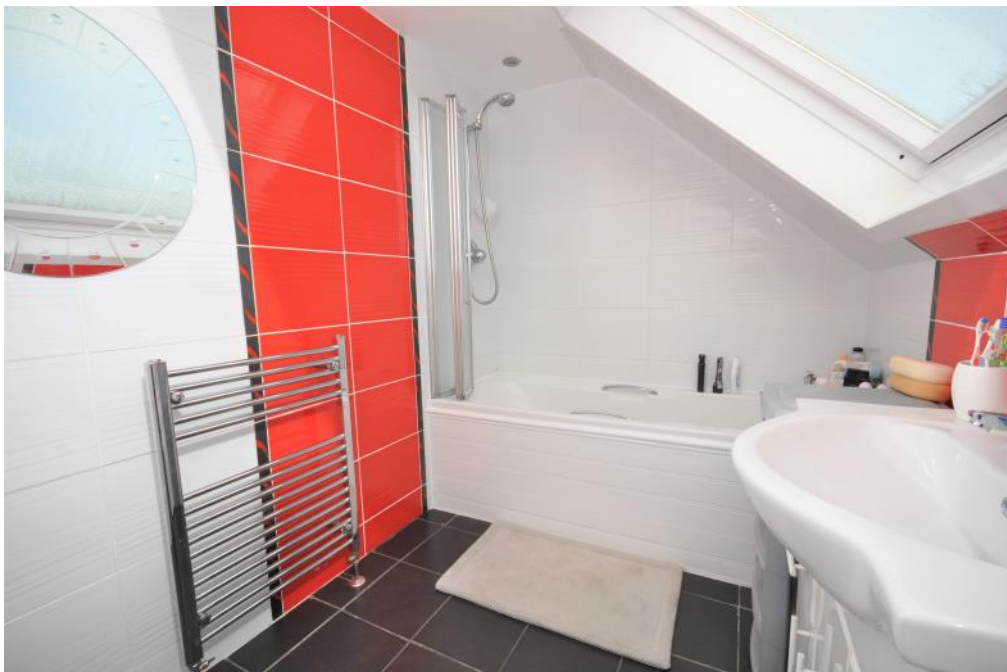
Bedroom 4



Bedroom 4



Bathroom



Bathroom



Decorative centre rose—Living Room



Rear Elevation and Garden



Garden



Garden

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 from Ayr proceed ahead on Vicarton Street, the property is situated on left hand opposite ASDA

General

Home Report is available on request.

Council Tax: Band E

EER: D (55)

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com