



THOMAS MURRAY
PROPERTY



12 Old Street

Girvan

KA26 9HG



Front Elevation



View front



Living Room



Kitchen



Living Room



Kitchen

12 Old Street, Girvan

Spacious, 3 bedroom upper flat in a good location with reasonably open outlook.

The flat forms part of larger purpose built development dating from circa mid 1970s and is in a good position for easy access to ASDA, railway station and town centre. The beach is 800 yards from the flat.

The flat, which is at first floor level, has double glazed windows in uPVC casements and gas central heating.

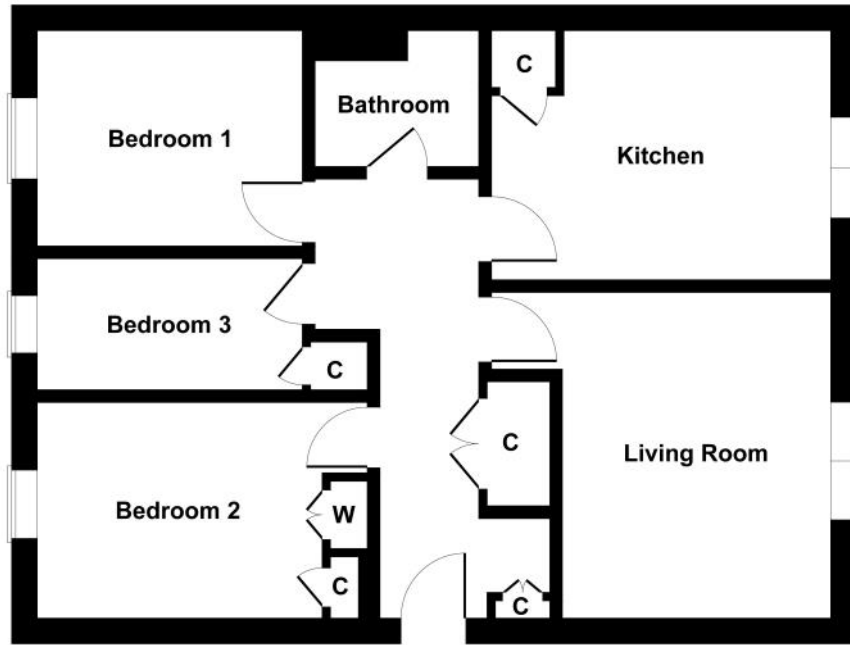
The interior is very roomy and comprises: timber/glass door to Hall which has doors off to 3 bedrooms, living room, kitchen and bathroom. There is a large and deep built in cupboard off the hall. The spacious Living Room has window facing front. The Kitchen is a large space with ample room for dining and fitted with base and wall mounted cabinets. The gas boiler is in the kitchen and there is a built in cupboard. Bedroom 1 is a good size double with window facing rear. Bedroom 2 is a double bedroom with built in wardrobe, cupboard and window to rear. Bedroom 3, with rear facing window is a decent size single bedroom with built in cupboard. The bathroom comprises bath with electric shower over, wash hand basin and WC, the walls are tiled and the ceiling is water proof panelled.

The flat is entered from Old Street to a shared entrance area and stair well. There is clothes drying space at the rear of the building. You can also come into the building off McConnell Square where there is car parking. There are storage cupboards for the flat on the ground floor and first floor of the entrance area.

Excellent first time buy, holiday flat or buy to let. Viewing is highly recommended. Great space, good situation.

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.

12 Old Street, Girvan



FIRST FLOOR

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



Living Room	11'8" x 16'2" & 2'6" x 3'3"
Kitchen	14'2" x 11'9" at widest
Bedroom 1	11'9" x 11'8"
Bedroom 2	12'5" x 8'10" & 1'11" x 2'6"
Bedroom 2	11'9" reducing to 11' x 6'11"
Bathroom	6'4" x 5'4" reducing to 4'6"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Kitchen



Kitchen



Bathroom



Entrance



Front

Directions

Travelling into Girvan from Ayr, proceed ahead and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Park around here and then continue on foot along paved path through the grass amenity area passing along the front of the flats, the door to the building where the property is located is on the corner.

Alternatively, proceed to McConnell Square which is first right off Montgomerie Street. Proceed down to the bottom area of the car park. Turn right into a paved area behind the flats and proceed through this area where there is a path leading out to Old Street. From here there is access to the building. Enter the building, take the stairs and the property for sale is round the corner, timber glass door.

General

Home Report is available on request.

Council Tax: Band A

EER: D (68)

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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