



THOMAS MURRAY
PROPERTY



Top Flat G
51 Wilson Street
Girvan
KA26 9AT



View front



View front



Living Room



Living Room



Living Room



Living Room

Top Floor Flat G, 51 Wilson Street, Girvan

A very stylish top floor flat enjoying a super west facing view, across neighbouring roof tops towards the sea. The flat is in a central location affording easy access to shops and parks and the beach is less than 500 yards.

The flat is on the top floor of larger end terrace building. The building dates from circa 1910.

In very good decorative order the flat is bright and comprises: Hall with timber door from stairwell landing. The hall provides access to the living room, shower room and bedroom. The Living Room, which is to the front of the building has a dormer window from where the lovely view can be enjoyed. The kitchen space within in the living room consists of base mounted cabinets and 1½ wall cabinets, integrated hob, oven and extractor and plumbing for washing machine. The Bedroom, with dormer window to rear, offers space for twin beds. The Shower Room is modern with 'wet wall' covering, shower stall with electric shower, wash hand basin in vanity unit and WC.

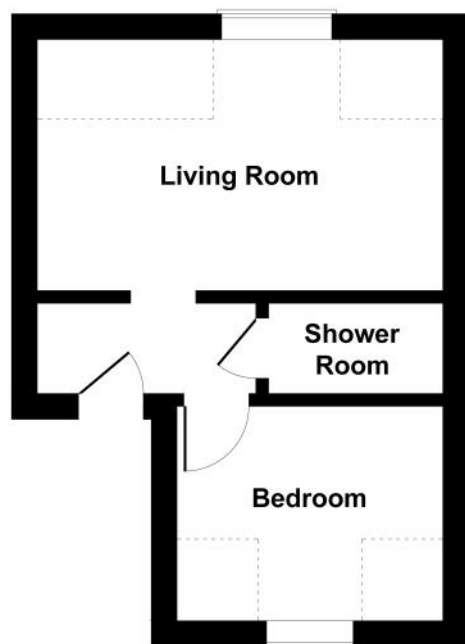
Windows are double glazed in uPVC casements, heating is by way of electric radiators. The hall, living room and bedroom have seagrass floor covering.

There is an area of ground at the rear of the building which is shared in common with the other proprietors of the building.

The flat is an ideal first time buy or perfect as a holiday escape/second home.

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.

Top Floor Flat G, 51 Wilson Street ,Girvan



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



Living Room with Kitchen	10'11 reducing to 7'5" x 15'8"
Bedroom	8'3" reducing to 5' x 11'6"
Shower Room	3'9" x 7'4"

Dimensions are approximate



Hall



Hall



Bedroom



Shower Room



Bedroom



Bedroom

Directions

Travelling from Ayr. Entering Girvan continue ahead on Vicarton Street and onto Old Street and then Bridge Street. At traffic lights at town square/clock tower turn right and proceed to mini round about at harbour. Here take first exit left, Henrietta Street and first left to Ailsa Street West. Take second right, Wilson Street. Continue ahead where the building is located on the left hand side.

Enter the building by way of the door from Wilson Street. Into the building take the stairs and proceed to top floor where the door the flat is in the right hand corner of the landing.

Parking is on street.

General

Home Report is available on request.

The building comprises 7 flats in total (this including the flat for sale)

Council Tax: Band A

EER: G (20)

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