



THOMAS MURRAY
PROPERTY



16 Wilson Street

Girvan

KA26 9AT



Back Garden



Living Room



Kitchen



Living Room



Kitchen

16 Wilson Street, Girvan

Situated in a popular terrace street, about 350 yards from the beach, this is a middle terrace, 2 bedroom house with west facing garden.

The house is single storey and will date from late 1800s.

Windows are double glazed in uPVC casements and central heating is by gas. The central heating system was installed September 2021.

The accommodation comprises: Entrance Vestibule with double glazed/uPVC front door, tiled floor and timber/glass inner door. The Hall provides access to living room, kitchen, both bedrooms and bathroom. There is a ceiling hatch in the hall providing access to the loft by way of a drop down ladder. The Living Room is a large space with two windows facing front and a window to rear. Bedroom 1, has two windows to front, a fire place, a shallow built in press and door connecting through to Bedroom 2 which has a window facing rear. The Bathroom, window to rear, comprises a bath with electric shower over, wash hand basin and WC. The Kitchen is fitted with cabinets at wall and base mounted levels, walls around the worksurfaces are tiled, there is window rear and window side, a timber/glass door from hall and double glazed/uPVC door to garden.

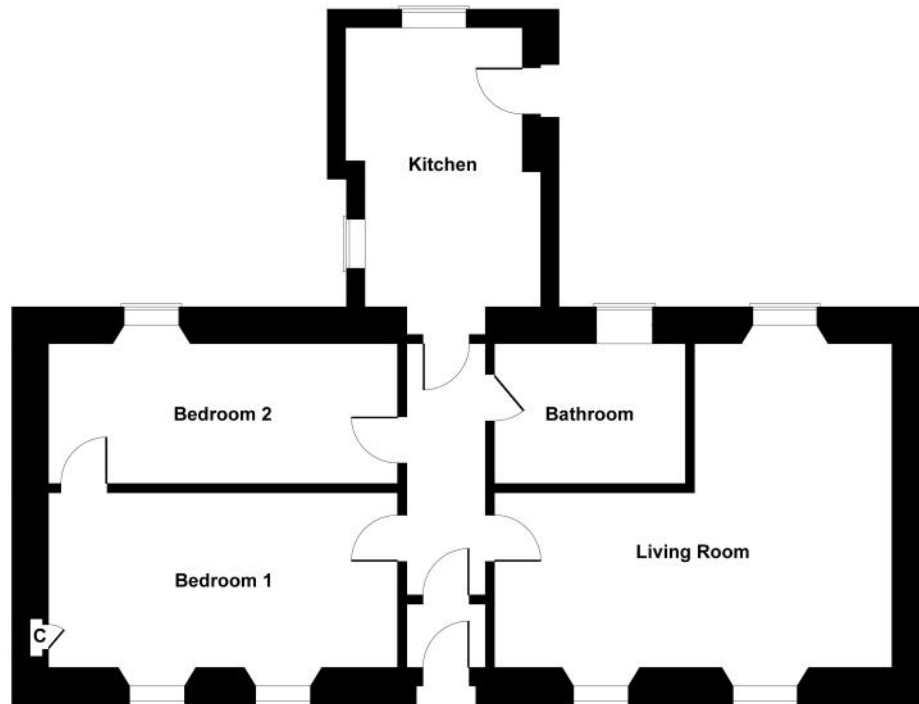
The garden is a good space bounded by timber fence and wall. The garden is level and is mainly paved/laid in gravel to make for easier upkeep. There is a green house and small outhouse attached to the back of the house.

The house does require some improvement but it offers great possibilities.

Great location convenient for shops, parks and schooling.

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.

16 Wilson Street, Girvan



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Living Room	10'7" x 16'5" & 7'2" x 9'2"
Kitchen	12' x 6'1"
Bedroom 1	10'7" x 16'5"
Bedroom 2	6'1" x 16'3"
Bathroom	6'9" x 6'11"

Dimensions are approximate



Hall



Hall



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Living Room



Back Garden



Back Garden

Directions

Arriving in Girvan travelling from Ayr, proceed to traffic lights at town square/clock tower and here turn right Knockcushan Street. Continue ahead and at mini roundabout at harbour, take first exit left to Henrietta Street. Proceed ahead and take first left Ailsa Street West. Continue ahead and take second right, Wilson Street where the property is a short distance along on the right hand side. Parking is on street.

General

Home Report is available on request.

Council Tax: Band C

EER: D (59)

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com