



THOMAS MURRAY
PROPERTY



52 Montgomerie Street

Girvan

KA26 9HE



Toward property from grass amenity space



Living Room



Living Room



Kitchen



Living Room



Kitchen

52 Montgomerie Street, Girvan

Middle terrace 1 bedroom house in a good situation overlooking an area of park and convenient for ASDA, the railway station, library and bowling green. The house is about 880 yards from the beach.

The house was built circa 1900 and it has a distinctive stone frontage. Windows are double glazed in uPVC casements and central heating is by gas. The house is in nice decorative order.

The accommodation is arranged all on the level comprising: Entrance Hall with double glazed/uPVC front door and timber/glass inner door. The Living Room has window facing front, feature fireplace and timber/glass door to hall. The Hall provides access to the Bedroom, Shower Room and Kitchen.

The Bedroom has rear facing window. The Shower Room, with window facing to side, comprises shower stall with mixer shower, wash hand basin and WC. The Kitchen, with window to rear has base and wall mounted units arranged over 2 walls. In the kitchen is the gas central heating boiler and there is a double glazed/uPVC door to the back garden.

The back garden is bounded by wall is quite private and sheltered. The garden space is paved to make for easier upkeep. Timber shed. There is gate in the back wall to a foot path.

All local amenities are readily accessible.

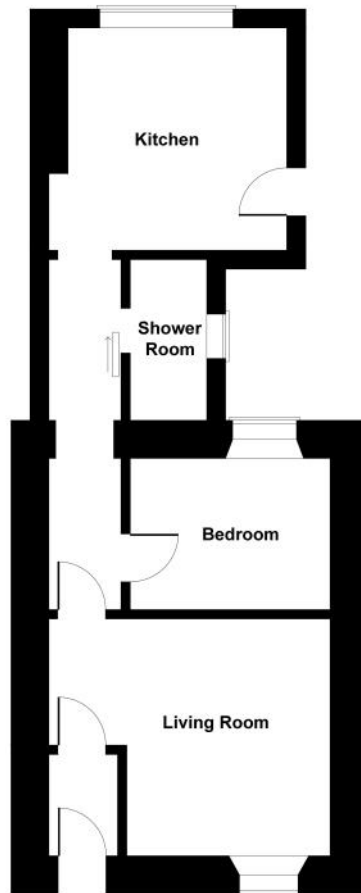
Great property for a retirement buy or second/holiday home.

Viewing is recommended.

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.

Ayr 22 miles | Prestwick Airport 27 miles | Glasgow 56 miles

52 Montgomerie Street, Girvan



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



Living Room	12'5" x 13'9"
Kitchen	8'10" x 9'8" reducing to 9'
Bedroom	8'9" x 10'1"
Shower Room	7'11" x 3'1"

Dimensions are approximate



Hall



Bedroom



Bedroom



Shower Room



Shower Room



Back Garden



Outlook from front of house toward grass amenity space



Back of house



Garden

Directions

On travelling to Girvan from Ayr. Proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. The Property is situated a short distance along on the left hand side. Parking is on street.

General

Home Report is available on request.

Council Tax: Band A

EER: D (63)

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