



THOMAS MURRAY
PROPERTY

30 Carrick Street

Girvan

KA26 9EQ



Living Room



Kitchen

30 Carrick Street, Girvan

Situated in a nice street, close to railway station and ASDA, this is a 2 bedroom ground floor flat with garden spaces front and back.

The property comprises: Entrance Vestibule with double glazed/uPVC main door, built in cupboard and timber/glass inner door. The Hall provides access to all rooms and has built in cupboard housing the central heating boiler. The Living Room has window to front and alcove. The Kitchen is of L shape formation and has window to front and older range of base and wall mounted cabinets. The Shower Room has window to side and comprises wash hand basin, wc and shower area with mixer shower. Bedroom 1 is a large space with window to rear and built in shallow cupboard. Bedroom 2 is a good size single bedroom with window to rear and built in shallow cupboard.

The flat is double glazed in UPVC casements and central heating is by gas.

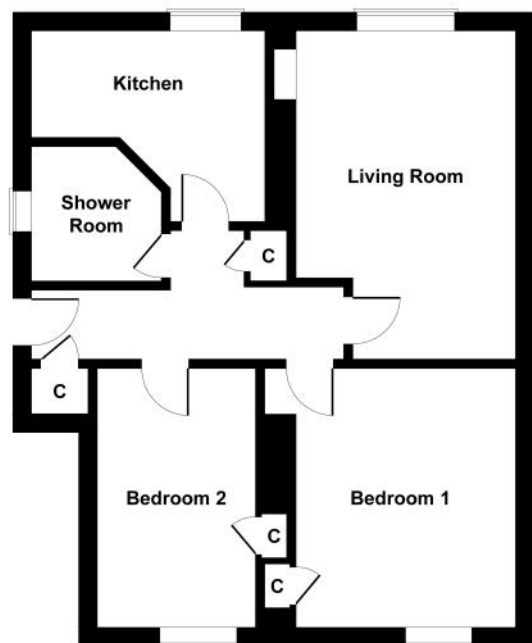
At the front of the flat there is a garden bounded by hedge and laid in grave. The back garden is in grass and bounded by timber paling fence.

The flat is in need of some general improvement but nevertheless it has great potential and would make a terrific starter buy or buy to let prospect.

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 29 miles | Glasgow 60 miles

30 Carrick Street, Girvan



GROUND FLOOR

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



Living Room	14'4" x 12'4" at widest points
Kitchen	7'4" x 5'3" and 4'4" x 6'2"
Bedroom 1	12'11" x 12'3" and 3'8" x 1'3"
Bedroom 2	12'11" x 7'9"
Shower Room	5'6" x 5'8"



Hall



Hall



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Back Garden



Back Garden



Front Garden

Directions

On entering Girvan travelling from Ayr, proceed ahead and at traffic lights and pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and take 2nd left, Maxwell Street. Proceed ahead and at Y fork veer right, Troweir Road. Continue ahead and take next left, Carrick Street. The Property for sale is situated toward the end of the street on the right hand side. Parking is on street.

General

Home Report is available on request.

The drive does not form part of the Property for sale, this is allotted to the upper flat.

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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