



THOMAS MURRAY  
PROPERTY



5 Montgomerie Place  
Girvan  
KA26 9HS





Garden





Garden





Living Room



Kitchen





Living room



Kitchen

## 5 Montgomerie Place, Girvan

Spacious 2 bedroom flat and attractive established garden and space to park.

The flat is situated close to ASDA, railway station, library and bowling club and is about 900 yards from the beach.

Forming part of larger stone built building, the flat is arranged over first and second floor. The roof was renewed in May 2019 and the flat was rewired 6 years ago. Windows are double glazed in uPVC Casements. Central heating is by gas and the boiler was renewed in January 2021.

The accommodation comprises: Hall with double glazed/composite door from stairwell/landing. The Hall provides access to the living room, kitchen and cloakroom and there is an elegant staircase from the hall to the second floor. The roomy Living Room has window to front overlooking the garden and there is deep walk in cupboard. The spacious Kitchen, with window facing side, comprises modern base and wall mounted cabinets and integrated ceramic hob, oven and extractor canopy. There is ample space to dine and also a walk in cupboard. The Cloakroom, with window to rear, has wash hand basin, wc and built in cupboard.

Upstairs, the landing provides access to 2 bedrooms and the shower room. There is a Velux window ( double glazed in timber casement) over the stair well. Bedroom 1 is a double bedroom with fitted wardrobe, down lights and dormer window to front from where there is a super view over the garden, surrounding properties and to the hills behind town. Bedroom , with dormer window to rear, is also a double bedroom with down lights and fitted wardrobe. The Shower Room, with window to front, comprises tiled floor, shower stall with mixer shower, wash hand basin and wc.

On the outer landing there is a Utility/Store where the central heating boiler is located.

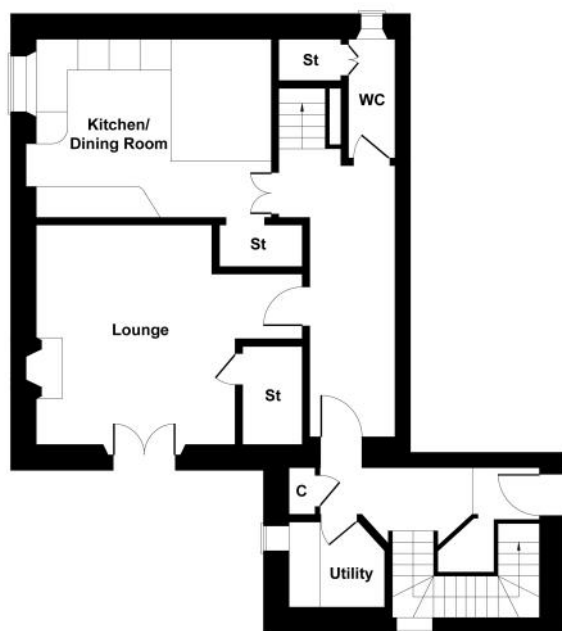
The well maintained and tidy garden is a great space, well planted and with a large timber shed 15'8" x 15'7, 2 green houses and a covered patio. There is a lawn and vegetable border. There is off street parking and a shared drying green.

A well cared for home, viewing is really recommended.

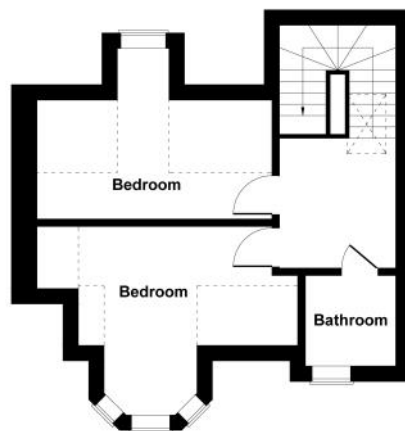
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole 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 29 miles | Glasgow 60 miles

## 5 Montgomerie Place, Girvan



FIRST FLOOR



SECOND FLOOR

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



Hall



Hall

Living Room	13'9" x 12'7" and 3'10" x 4'
Kitchen	11'10" x 15'1"
Bedroom 1	12'6' reducing to 6'5" x 13'7"
Bedroom 2	6'1" x 12'11" and 2'8" x 3'2"
Shower Room	5'6" x 6'5"
Cloak Room	7'7" x 3'5" reducing to 2'11"





Stairs



Landing



Landing





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Living Room



Kitchen



Shower Room



Cloak Room





View from Bedroom 1





Garden



Garden



Garden



Garden





Entrance



### Directions

Travelling from Ayr, on entering Girvan proceed ahead and just after the pedestrian crossing (opposite ASDA) turn left. Montgomerie Steet. A short distance along turn left, into a pend, Montgomerie Place. Continue ahead into a courtyard and then go round to the left of building facing where there is a white timber door to enter the building. Take the stairs and from the landing the door to Property is the white composite door in the left hand corner.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** D58

**To view contact**



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)