



THOMAS MURRAY  
PROPERTY



16 Bourtreehall

Girvan

KA26 9EL





Rear Elevation





Living Room



Kitchen





Bedroom 1



Living Room



Living Room

## 16 Bourtreehall, Girvan

Attractively presented 2 bedroom house situated in a good street. Great location for easy access to ASDA, railway station, library and bowling club.

The beach is a about a 10 minute walk from the house. Shops, schools and parks are all easily accessible from Bourtreehall.

The house, which is mid terrace, was built circa 1900s and the property further comprises a neat and tidy garden.

The light interior is in good decorative order. Windows are double glazed and central heating is by gas.

The accommodation comprises: Entrance Hall with double uPVC front door. Spacious Living Room with feature fireplace comprising living flame gas fire.

Kitchen with fitted cabinets at floor and wall mounted levels.

Bedroom 1 is a large space, a double bedroom with built in wardrobe cupboard.

Bedroom 2 is a further double bedroom with built in wardrobe.

The Bathroom is a bright space comprising bath with mixer shower over, wash hand basin and WC.

At the immediate rear of the house is a small patio space.

The garden is level and bounded by wall and fence. The garden comprises lawn, planted borders and two timber sheds.

A lovely home. Viewing is essential.

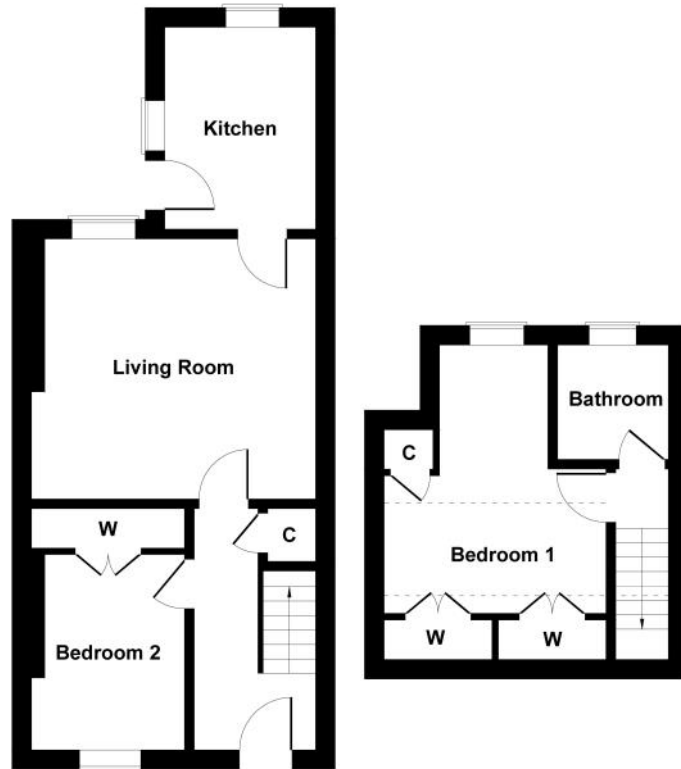


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole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



## 16 Bourtreehall, Girvan



**GROUND FLOOR**

**FIRST FLOOR**

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



Hall



Hall

Living Room	13'8" x 14' at widest
Kitchen	12'3" x 6'4"
Bedroom 1	9'11" x 10'2" and 5'11" x 5'3"
Bedroom 2	10'8" x 7'6" at widest
Bathroom	5'4" x 5'9"



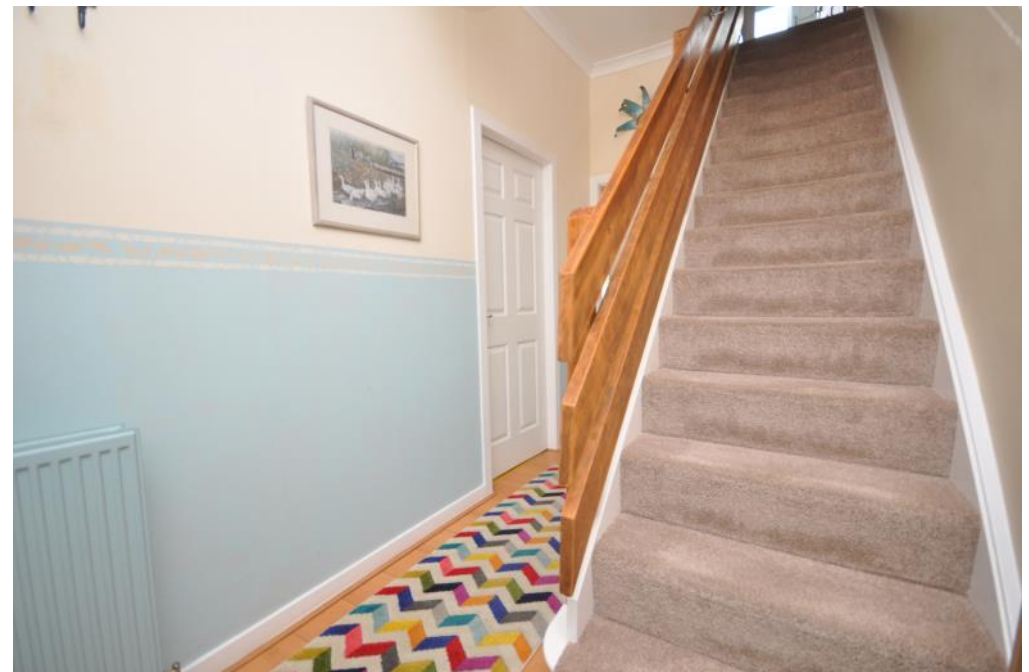
Bedroom 2



Bedroom 2



Kitchen



Hall





Hall / Stairs



Bathroom



Bathroom



Bedroom 1



Patio art back door



Back Garden

#### Directions

#### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** C (69)

#### 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.





Garden







### 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)