



THOMAS MURRAY
PROPERTY



2 Knockcushan Street

Girvan

KA26 9AG



Living Room



Living Room



Dining Kitchen



View from Attic Room



Living Room



Dining Kitchen

2 Knockcushan Street, Girvan

Situated in a central location close to the harbour and only 500 yards from the beach this is a spacious 4 bedroom flat over first and attic floors

The flat forms part of a larger and distinctive sandstone building on the corner of Knockcushan Street and Bridge Street, overlooking the town square. The building dates from circa early 1900s

From the rear of the flat there is an outlook over the river toward the harbour

The flat comprises

Hall

Large Living Room with original decorative cornice

Spacious Dining Kitchen

Utility Area

Bathroom with bath and mixer shower over, wash had basin and WC

Bedroom 1, a double bedroom

Upstairs there are 3 further bedrooms:

Bedroom 2 a double bedroom

Bedroom 3 a further double bedroom

Bedroom 4 a single bedroom

Gas Central heating. Double glazed windows

Local amenities such as shops, ASDA, schools, railway station and parks are easily accessible from this central position

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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



Hall

2 Knockcushan Street, Girvan



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Living Room	17'7" x 12'11"
Kitchen	13'5" x 7'1" reducing to 15'7" at widest points
Bedroom 1	13'2" x 12'1" mid points
Bedroom 2	12'3" x 12'10"
Bedroom 3	12'2" x 17'9"
Bedroom 4	17'8" x 7'11" & 3'11" x 4'10"
Utility Area	10'7" x 5'9" mid points
Bathroom	4'4" x 10'11 mid points



Living Room



Dining Kitchen



Bedroom 1



Bedroom 1



Utility Area



Bathroom



Stairwell



Stairwell



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 4



Directions

Driving from Ayr on A77 proceed ahead to town centre. At traffic lights at town square and Stumpy clock tower turn right Knockcushan Street. The flat is in the building which is right on the corner of Bridge Street/Knockcushan Street. Enter through the blue timber door on Knockcushan Street. There are car parks close by at The Flushes, just off Bridge Street or in the carpark behind Dalrymple Street, accessed by way of the lane at the side of The Bank of Scotland.

General

Home Report available on request

The flat is accessed from Knockcushan Street by way of a blue timber door into a shared entrance/stairwell with the neighbouring flat. From the entrance hallway there is door out to the rear of the building where there is a shared yard.

The flat is situated above licenced premises, Flynn's Boatyard (bar and food)

Windows are mainly double glazed in uPVC casements. Velux windows are double glazed in timber casements. There is a rooflight over the stairwell in the flat and this is single glazed in cast iron casement.

Council Tax:

Band C

Energy Efficiency Rating:

D (68)

To view contact



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View from Kitchen

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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