



THOMAS MURRAY  
PROPERTY



24 Wilson Street  
Girvan  
KA26 9AT





Rear Elevation





Living Room





Sitting Room





Kitchen



Living Room



Sitting Room

## 24 Wilson Street, Girvan

Situated in popular terrace street about a 5 minute walk from the beach, this is a 2 bedroom, extended house with west facing garden

The house is single storey and middle terrace

The house comprises

Entrance Vestibule with timber front door

Hall with double glazed inner door

Living Room

Sitting Room

Bedroom 1 with fitted wardrobe

Bedroom 2

Shower Room

Kitchen

Windows are double glazed. Gas central heating

Bounded by wall the garden is level and comprises an outhouse

The house and garden are in need of general improvement. That said the house offers great potential

Good location.

Viewing is advised

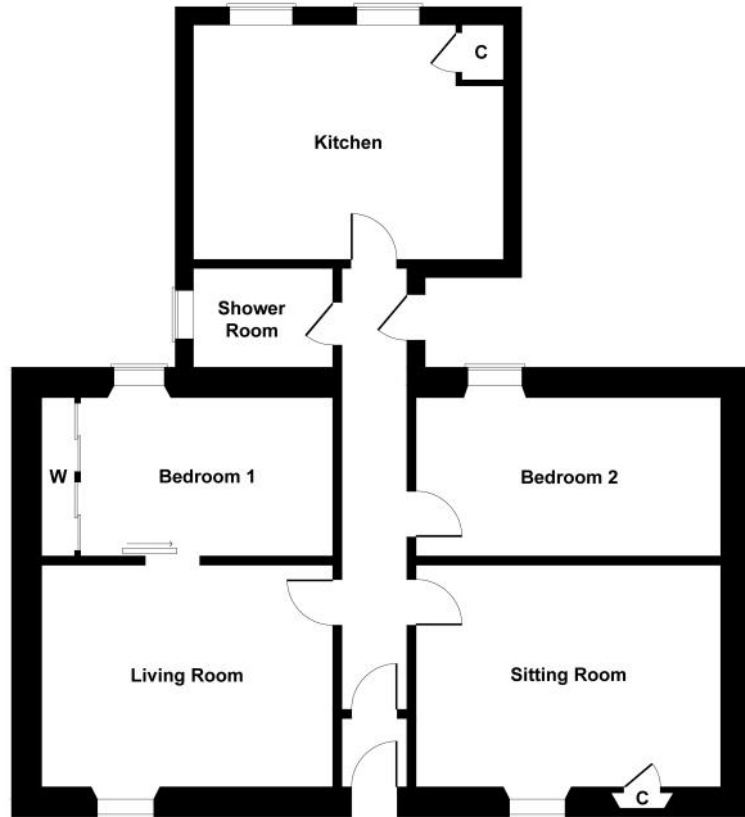


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole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



## 24 Wilson Street, Girvan



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



Living Room	11'1" x 16'4"
Sitting Room	11'9" x 16'1"
Kitchen	11'9" x 16'1"
Bedroom 1	7'9" x 14'6"
Bedroom 2	7'3" x 16'2"
Shower Room	5'2" x 7'8"



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Shower Room





Kitchen





Living Room



Living Room



Sitting Room



Kitchen





Back Garden

### Directions

Arriving in Girvan travelling from Ayr, proceed to traffic lights at town square/clock tower and here turn right Knockcushan Street. Continue ahead and at mini roundabout at harbour, take first exit left to Henrietta Street. Proceed ahead and take first left Ailsa Street West. Continue ahead and take second right, Wilson Street where the property is a little further along on the right hand side. Parking is on street.

### General

Home Report is available on request

The double glazed windows are of an older vintage a combination of uPVC and timber casements

### Council Tax

Band C

### Energy Efficiency Rating

D56

### 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 |

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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