



THOMAS MURRAY
PROPERTY



6 Kings Gait
Girvan
KA26 9BE



Back of Building



Living Room



Living Room



Kitchen



Living Room



Kitchen

6 Kings Gait, Girvan

Spacious 2 bedroom, first floor flat situated in a central location about 530 yards from the beach and convenient for the harbour, ASDA, parks and railway station

The flat has its own car parking space

Secure entry system

The flat comprises

Hall with large built in cupboard

Spacious Living Room

Kitchen with integrated hob and oven

Bedroom 1, a good size double and from where there is a view across neighbouring properties

En suite Shower Room

Bedroom 2 is a further double bedroom with built in wardrobe

Roomy Bathroom

Windows are double glazed. Central heating is by gas, new boiler May 2023

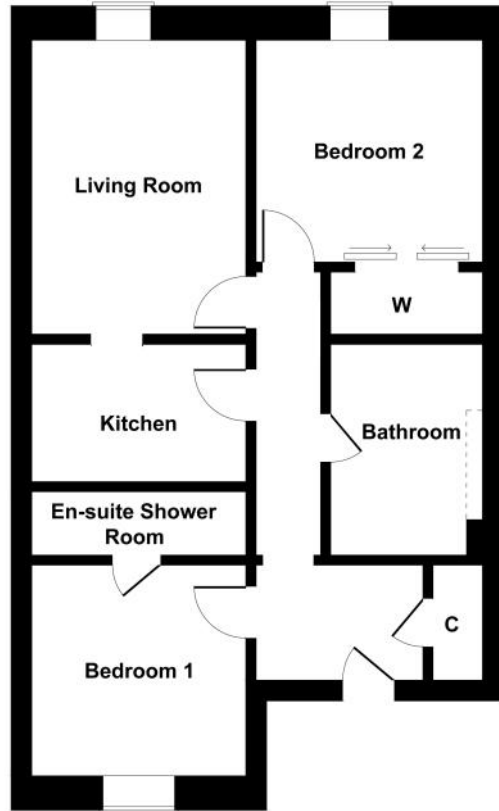
Well worth viewing



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

6 Kings Gait, Girvan



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



Living Room	15'2" x 11'9" reducing to 10'9"
Kitchen	7' x 10'10"
Bedroom 1	11'6" x 11'
En Suite Shower Room	2'11" x 8'11"
Bedroom 2	12' x 8'11"
Bathroom	10'7" x 5'7"



Hall



Hall



Bedroom 1



Bedroom 1



En Suite Shower Room



Bedroom 2



Bedroom 2



Bathroom



View from Bedroom 1



Main Door



Communal Entrance Area

Directions

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street and then a quick left to at edge of town square to Kings Gait. Proceed ahead to carpark. The flat is entered by way to the door in the right hand corner off the paved patio area. Secure entry system

General

Home Report available on request

Factor fee of £33 pm contributes to maintenance of car park and patio/garden area, stairwell and repairs such as roofing, guttering and maintaining paint work of the building and also includes contribution toward block buildings insurance.

Kings Gait is within the towns Conservation Area

Windows are double glazed in uPVC sash casements

There are white goods in the flat. These are included in the sale, without warranty

Council Tax

Band C

Energy Efficiency Rating

C 75

To view contact



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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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