



THOMAS MURRAY  
PROPERTY



39a Ailsa Street West  
Cluny Court  
Girvan  
KA26 9AD



Living Room



Kitchen



Living Room



Bedroom



Living Room



Kitchen

## 39a Ailsa Street West, Cluny Court, Girvan

This is a spacious flat in a great location, a few minutes walk from the beach

The flat is ground floor with mezzanine bedroom and forms part of a larger and distinctive stone built building

In good decorative order the flat is double glazed and heating is electric

The flat comprises

Hall with built in cupboard

Living Room with high ceiling and tall windows

Large Bedroom at mezzanine level with built in wardrobe

Kitchen with integrated hob and oven

Bathroom with built in cupboard

All local amenities are easily accessible from this location

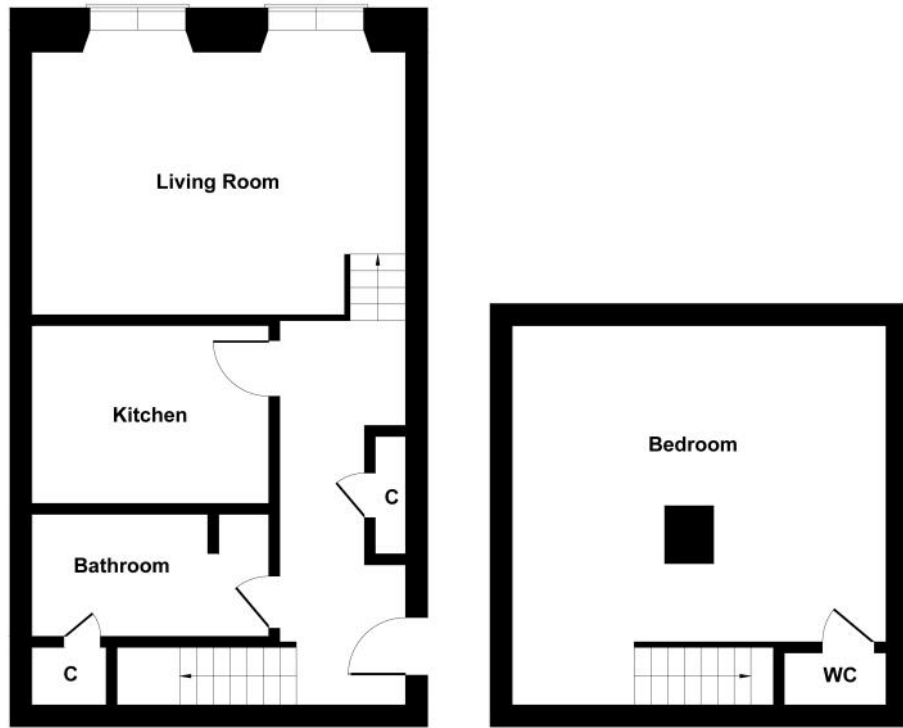
Viewing is advised



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

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GROUND FLOOR

MEZZANINE

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



Living Room	11'10" x 16'10"
Kitchen	8' x 10'8"
Bedroom	13'11" x 16'10"
Bathroom	5'6" x 7'11" and 5'6" x 1'10"



Hall



Hall



Bathroom





Living Room looking down from mezzanine bedroom



Bedroom



Hall



Hall



View along Ailsa Street West, toward the beach

### Directions

Travelling from Ayr, proceed to Girvan on A77 and continue ahead to traffic lights at town square/clock tower. Here turn right, Knockcushan Street. Proceed ahead to mini roundabout at harbour and here take first exit left, Henrietta Street. Continue ahead and first right, Ailsa Street West. Cluny Court building is on the left hand side and is entered by way of timber door. The flat is situated in the right corner of the entrance foyer

### General

Home Report is available on request.

Cluny Court is factored. We are advised that the factoring charge is £60 per month.

In the foyer there is a communal walk in store where bins etc are kept.

### Council Tax

Band B

### Energy Efficiency Rating

D (59)

### 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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