



THOMAS MURRAY
PROPERTY

11 Rowan Court
75 Wilson Street
Girvan
KA26 9AS



Entrance



Living Room



Kitchen



Living Room



Kitchen

11 Rowan Court, 75 Wilson Street, Girvan

Spacious 2 bedroom ground floor flat forming part of small development with residents parking

The flat is in a great location. About a 4 minute walk from the beach and handy for shops, and parks

The interior is all on the level

Comprising

Entrance Vestibule with double glazed/uPVC door

Hall

Living Room

Modern Kitchen (fitted circa 2019) with integrated hob, oven and microwave

Bedroom1 with built in wardrobe

Bedroom 2 with built in wardrobe

Shower Room (fitted circa 2019)

Double glazed fitted in 2019 and with 10 year guarantee. Gas central heating installed 2019 and regularly serviced

Rowan Court has residents parking, communal area of lawn and drying area

A tidy property in a nice, convenient part of the town

Viewing is recommended

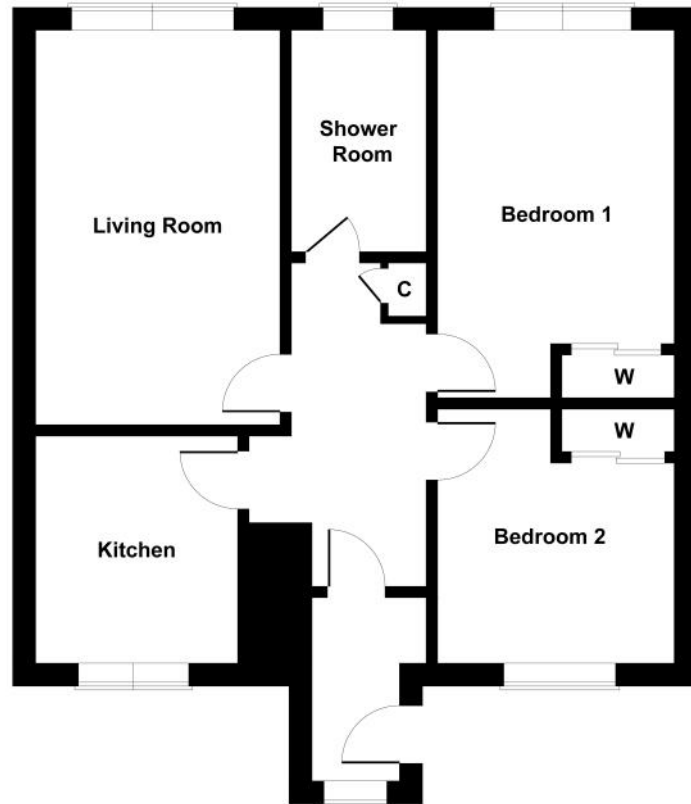


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with

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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

11 Rowan Court, 75 Wilson Street, Girvan



GROUND FLOOR FLAT

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



Hall



Hall

Living Room	18'1" x 10'7"
Kitchen	13'3" x 8'9"
Bedroom 1	15'11" x 10'3" and 2'3" x 4'10"
Bedroom 2	11' x 10'3" and 2'3" x 4'10"
Shower Room	9'7" x 5'10"



Entrance Vestibule



Living Room



Kitchen



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Shower Room



Front



Communal lawn, drying area and path toward car park

Directions

On approaching Girvan travelling from Ayr on A77 proceed ahead and continue to town centre and at traffic lights at clock tower/town square turn right, Knockcushan Street and proceed ahead to mini roundabout at harbour side. Here take first exit left Henrietta Street. Continue ahead and take second left, Duncan Street. Proceed ahead and turn right Wilson Street. Ahead for a short distance and turn left to Rowan Court. Walk through the arch where the door to the flat is facing you.

General

Home Report available on request

Contribution of £10 per year toward grass cutting and £2 per month toward the outside lighting

Council Tax

Band C

Energy Efficiency Rating

C 75

To view contact



Tel: 01465 713498

Email: 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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