



THOMAS MURRAY
PROPERTY



47 Ailsa Street East
Girvan
KA26 9DF



Living Room



Dining Kitchen



Dining Kitchen



Living Room



Dining Kitchen



Living Room



Dining Kitchen

47 Ailsa Street East, Girvan

Attractively presented end of terrace house situated in a good position close to Victory Park, convenient for schools and about a 6 minute walk from the beach

The house comprises

Entrance Vestibule with double glazed front door

Hall

Living Room with wood burning stove

Dining Kitchen

Rear Hall

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Double glazed. Gas central heating

Small garden space

Shared drying green

The house sits on the corner of Ailsa Street East with Bank Burn Lane. Shops and railway station are readily accessible

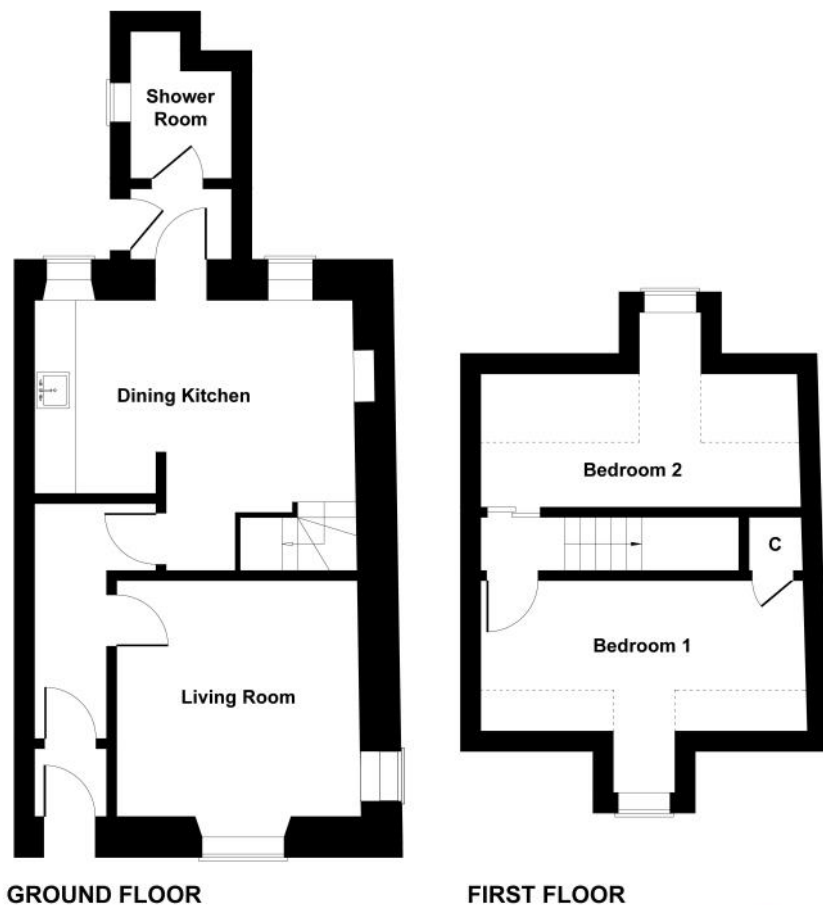
The house is in good decorative order and viewing is highly recommended



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 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

47 Ailsa Street East, Girvan



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



Entrance Vestibule



Hall

Living Room	11'6" x 12'4"
Dining Kitchen	13'2" x 9'1" & 9'10" x 5'11"
Bedroom 1	5'4" x 15'1" & 2'11" x 2'1"
Bedroom 2	3'4" x 13'5" & 2'11" x 4'1"
Shower Room	7'7" x 4'11"



Dining Kitchen



Dining Kitchen



Shower Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Back Garden



Front

Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing (opposite ASDA) turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Continue ahead and turn first right Queens Drive. Proceed ahead and turn right to North Park Avenue. Go past the junction for Victory Park and then at the bottom of North Park Avenue, the house is on the right hand side at the start of Ailsa Street East. Parking is on street.

General

Home Report available on request

Council Tax

Band B

Energy Efficiency Rating

E (51)

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.



Back of house from Bank Burn lane



View from Bedroom 2

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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