



THOMAS MURRAY
PROPERTY



5 Nursery Court
Girvan
KA26 9EW



Rear Elevation



Living Room



Living Room



Kitchen



Living Room



Kitchen

5 Nursery Court, Girvan

Semi attached 2 bedroom bungalow situated in a lovely, quiet cul de sac in an attractive corner of the town

The house is conveniently located for easy access to ASDA, railway station and library, the beach is about a 10 minute walk

All on the level, the interior comprises

Entrance Vestibule

Hall with 2 built in cupboards

Spacious Living Room with double height ceiling

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Car port at side

The back garden is laid in gravel

The house requires improvement, but that said it has great potential and is in a super position

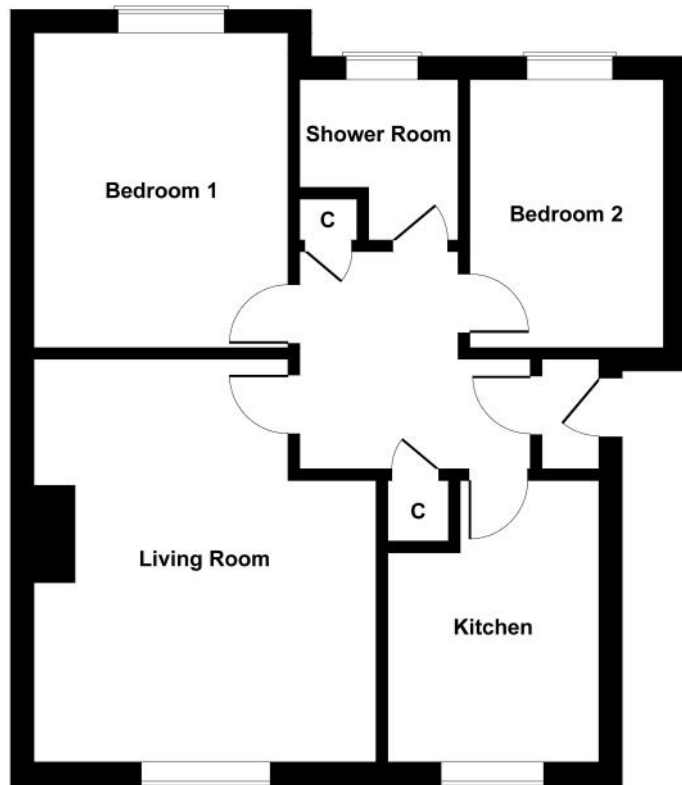
Viewing is advised



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

5 Nursery Court, Girvan



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



Living Room	17'2" x 14'7"
Kitchen	12'10" x 9' reducing to 5'1"
Bedroom 1	13'5" x 10'10"
Bedroom 2	11'5" x 8'3"
Shower Room	5'9" x 6'9" & 1'7" x 3'1"



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Front



Back Garden

Directions

On entering Girvan travelling from Ayr, proceed ahead from roundabout and at pedestrian crossing (across from ASDA) turn left, Montgomerie Street. Continue ahead and turn second left, Maxwell Street. Carry on ahead and at Y fork veer right to Troweir Road and the turn right, just before the tennis courts, to Nursery Court. Enter into the cul de sac and continue ahead, No.5 is situated on the right hand side.

General

Home Report available on request

The property, in terms of its condition, is sold as seen

There are some old work benches etc in the loft space. Items in the loft will not be cleared and will remain in the property

We are advised that during the summer months (approx. March to September) the residents of Nursery Court contribute £10 per week toward gardening maintenance of the common areas of garden space forming this cul de sac.

Council Tax

Band D

Energy Efficiency Rating

C (69)

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.



General Surroundings—Nursery Court



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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