



THOMAS MURRAY  
PROPERTY



8 Cuddieston  
Girvan  
KA26 0EN



View front



Living Room



Kitchen



Living Room



Living Room



Kitchen

## 8 Cuddieston, Girvan

Very smart, 2 bedroom top floor flat attractively presented in great decorative order

The flat comprises

Hall with built in cupboard

Spacious Living Room with door to small balcony

Fitted Kitchen with tiled walls

Bedroom 1

Bedroom 2

Both bedrooms are doubles

Bathroom with mixer shower over bath

Double glazed. Electric convector heaters

From the balcony there is a view over neighbouring properties toward the hills behind town

Shared drying green at rear

The flat is second floor in a larger block of 6

The flat is about a 5 minute walk from Girvan Academy and Girvan Primary is an 8 minute walk

The beach is roughly a 15 minute walk from the flat

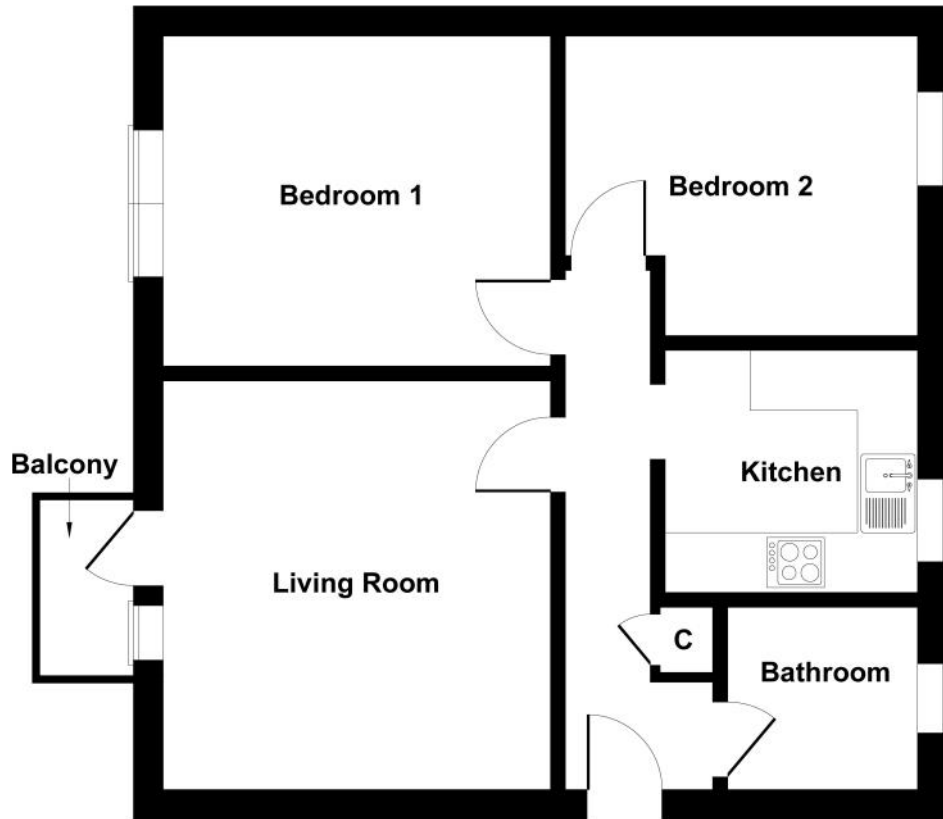
Viewing is highly recommended



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

# 8 Cuddieston, Girvan



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



Hall



Hall

Living Room	13' x 14'8"
Kitchen	12'11" x 10'4"
Bedroom 1	12'11" x 10'4"
Bedroom 2	11'9" x 10' reducing to 7'4"
Bathroom	6'4" x 6'1"



Bedroom 1





Bedroom 2



Bathroom



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom

### Directions

Travelling from Ayr, proceed ahead and at traffic lights and pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and at end of road turn left, The Avenue. Proceed to the top of The Avenue and at T junction turn right Coalpots Road. Go past Invergarven School, and turn into Cuddieston, third right. Entering the building take the stairs to top floor, where the flat is on the left hand side of the landing.

### General

Home Report available on request

Secure entry system.

### Council Tax

Band A

### 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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