



THOMAS MURRAY  
PROPERTY



2 Kings Gait  
Girvan  
KA26 9BE



Rear of building



Living Room



Kitchen



Living Room



Kitchen

## 2 Kings Gait, Girvan

Attractively presented, spacious 2 bedroom flat situated in a good central location in the towns Conservation Area and about a 6 minute walk to the beach. Convenient for the harbour, ASDA, parks and railway station

The flat has its own car parking space

Secure entry system

In great decorative order and with new carpets (September 2023) the flat is nicely appointed and comprises

Hall with 2 built in cupboards

Spacious Living Room with double doors to  
Kitchen with integrated hob, oven and washing machine

Bedroom 1, a good size double with built in wardrobe

En suite Shower Room

Bedroom 2 is a further double bedroom with built in wardrobe

Roomy Bathroom

Windows are double glazed. Central heating is by gas

The flat is in move in condition and must be viewed



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

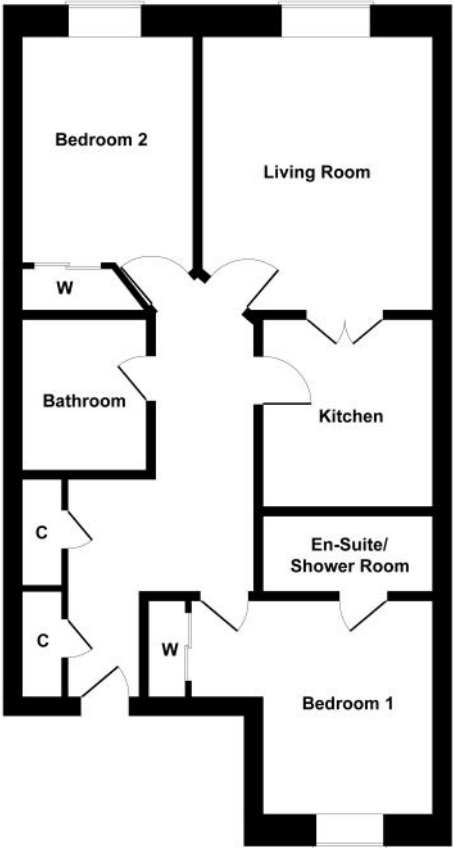
2 Kings Gait, Girvan



Hall



Hall



FIRST FLOOR FLAT

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



Living room	14'3" x 11'7"
Kitchen	9'9" x 8'10"
Bedroom 1	10'8" x 8'11" & 5'6" x 3'7"
En Suite Shower Room	3'11" x 8'11"
Bedroom 2	11'11" x 8'2"
Bathroom	9' x 6'2"



Bedroom 1



Bedroom 2





Bathroom



Bedroom 1



En Suite Shower Room



Bedroom 2



Bathroom



Front Elevation



Rear of building

### Direction

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street and then a quick left to at edge of town square to Kings Gait. Proceed ahead to carpark. The flat is entered by way to the door in the lefthand corner of the paved patio area. Secure entry system

### General

Home Report available on request

Factor fee of £39.60 pm contributes to maintenance of car park and patio/garden area, stairwell and repairs such as roofing, guttering and maintaining paint work of the building and also includes contribution toward block buildings insurance.

Kings Gait is within the towns Conservation Area

Windows are double glazed in uPVC sash casement

Home Report available on request

### Council Tax

Band C

### Energy Efficiency Rating

C (77)

### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)