



THOMAS MURRAY
PROPERTY



46 Vicarton Street
Girvan
KA26 9HF



Living Room



Dining Room



Kitchen



Living Room



Dining Room



Living Room



Kitchen

46 Vicarton Street, Girvan

Spacious 2 bedroom mid terrace house with back garden and off street parking and space for garage

The house is in a good location for easy access to ASDA and railway station. The beach is 13 minutes walk and schools and parks are all easily accessible

Over 2 floors the house comprises

Entrance Vestibule

Hall

Living Room with wood burning stove

Dining Room

Kitchen with integrated hob and oven

Upstairs

Bedroom 1

Bedroom 2

Bathroom with mixer shower over bath

Both bedrooms are double bedrooms

Double glazed. Gas central heating

Large, level back garden comprising a pave patio and gravelled area

Off street parking provided by way of tarmac and paved drive and space for garage

The house is in good decorative order

A good house well worth viewing



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

46 Vicarton Street, Girvan



GROUND FLOOR

FIRST FLOOR

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



Hall



Hall

Living Room	13'8" x 13'7" reducing to 12'9"
Dining Room	13' x 9'7" & 3'6" x 2'10" & 6'2 x 3'5"
Kitchen	11'1" x 10'9" at widest points
Bedroom 1	13'5" reducing to 9'7" x 10'
Bedroom 2	8'3" x 9'11"
Bathroom	5'6" x 6'10"



Living Room



Kitchen



Dining Room



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Back Garden



Front Elevation



Back Garden | Patio

Directions

On entering Girvan travelling from Ayr on A77 proceed ahead of Vicarton Street where the property for sale is situated on the left hand side.

General

Home Report available on request

Windows are double glazed in uPVC casements. Velux windows are double glazed in timber casements. The existing timber garage is poor condition. One of the glass panels dividing the patio from the garden is broken.

Council Tax

Band C

Energy Efficiency Rating

D57

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.



Off Street Parking



Back Garden

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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