



THOMAS MURRAY  
PROPERTY



30 Bourtreehall,  
Girvan  
KA26 9EL



Living Room



Kitchen



Living Room



Kitchen



Living Room



Kitchen

## 30 Bourtreehall, Girvan

Attractively presented 3 bedroom house in popular terrace street 3 minutes walk to the railway station and close to ASDA, library and schooling.

The beach is about 13 minutes walk from the house

The house comprises

Entrance Vestibule

Hall

Living Room

Kitchen

Bedroom 1

Bathroom

Upstairs

Bedroom 2

Bedroom 3

Windows are double glazed. Gas central heating

The owners purchased the house in 2017 and since then have fitted out the bathroom and kitchen.

The house has been rewired in 2021. An electrical certificate is available

At the immediate rear of the house is small yard and there is a further area of garden/off street parking across the rear lane

Well worth viewing

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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



Ground Floor

First Floor

Living Room	13'9" x 13'10" reducing to 13'6"
Kitchen	7'11" x 6'8"
Bathroom	4'10" x 5'11"
Bedroom 1	12'8" x 9'11"
Bedroom 2	8'10" x 9'10"
Bedroom 3	6'1" x 9'6"



Hall



Hall



Bathroom





Living Room



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



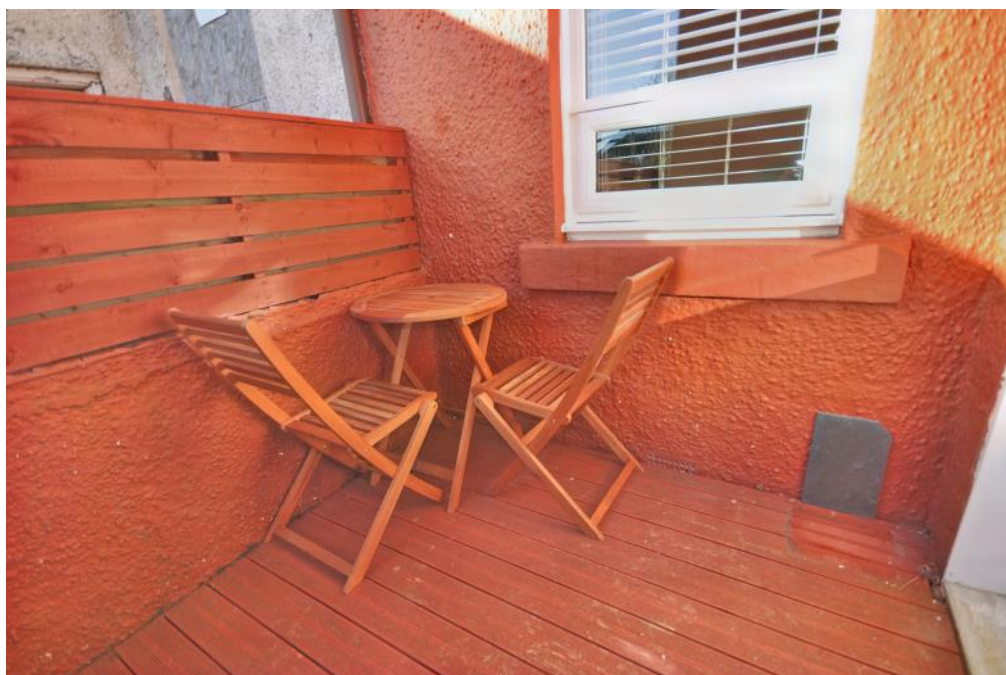
Bedroom 3



Bedroom 3



Rear Elevation



Outside Space at Immediate Rear

### Directions

Travelling to Girvan from Ayr on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take first left, Bourtreehall. Continue ahead the house is situated on the right hand side

### General

Home Report available on request

### Council Tax

Band B

### Energy Efficiency Rating

D63

### 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.



Back Garden/Off Street Parking



### 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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