



THOMAS MURRAY
PROPERTY



CSS

14

14 Todd Street
Girvan
KA26 0DX



Living Room



Kitchen

14 Todd Street, Girvan

Spacious, 2 bedroom end of terrace house with large back garden

The beach is a 15 minute walk from the house. Schools, parks and shops are all readily accessible

Double glazed. Gas central heating

The house comprises

Hall

Living Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bathroom

The level back garden is south facing.

The front garden could be adapted to form off street parking

A decent house with great potential and in a good location

Viewing is highly recommended

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.

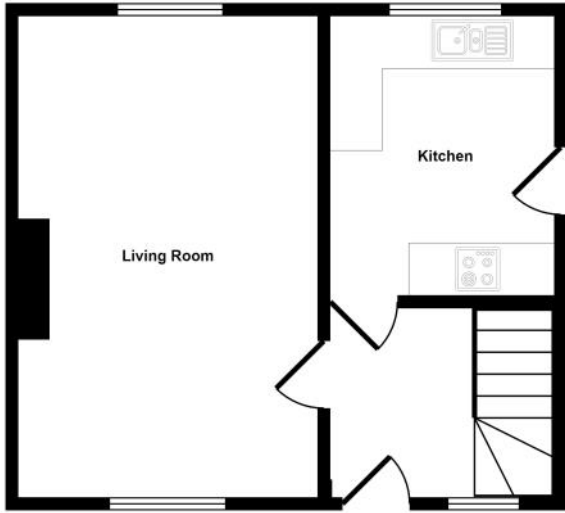
Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles



Living Room



Kitchen



Living Room	17'9" x 10'10" reducing to 9'8"
Kitchen	10'4" x 8'5"
Bedroom 1	9'1" x 16'7"
Bedroom 2	8'5" x 10'10"
Bathroom	5'3" x 6'5"



Hall



Hall



Living Room



Kitchen



Landing



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Rear Elevation



Back Garden

Directions

Travelling to Girvan from Ayr on A77 proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right North Park Avenue. Continue ahead and turn left Victory Park Road. Ahead to junction and left to South Park Avenue. Proceed ahead and turn right Motehill Road, continue up hill and at junction veer left and then proceed ahead turning 1st left Todd Street. The house is situated a little further along on the right hand side

General

White goods comprising slot in cooker, fridge/freezer and washing machine are included in the sale

Home report available upon request

Council Tax

B

Energy Efficiency Rating

D (64)

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.



Back Garden



Front Garden



Front Elevation

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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