



THOMAS MURRAY  
PROPERTY



24 Henrietta Street

Girvan

KA26 9AL





Rear Elevation





Sitting Room



Living Room





Dining Room





Kitchen





Study

## 24 Henrietta Street, Girvan

Charming detached house

Standing in a large walled garden and about 5 minutes walk to the beach

Built in 1875, this delightful Victorian house has 4 reception rooms and 4 bedrooms

There is a mono block drive, accessed from the rear of the property, a garage and garden studio

The house is beautifully presented and retains many period features such as original pitch pine doors, elegant staircase and decorative plaster cornice

The spacious interior comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Study

Dining Room through to

Large Dining Kitchen with gas fired Rayburn

Rear Vestibule

Shower Room

Upstairs

Bathroom at mezzanine level

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Double glazed and gas central heating

The established garden extends to the front and rear of the house. The garage has an up and over door and is fitted with light and power. The garden studio comprises bedroom and shower room

An imposing well cared for house, viewing is highly recommended



Sitting Room

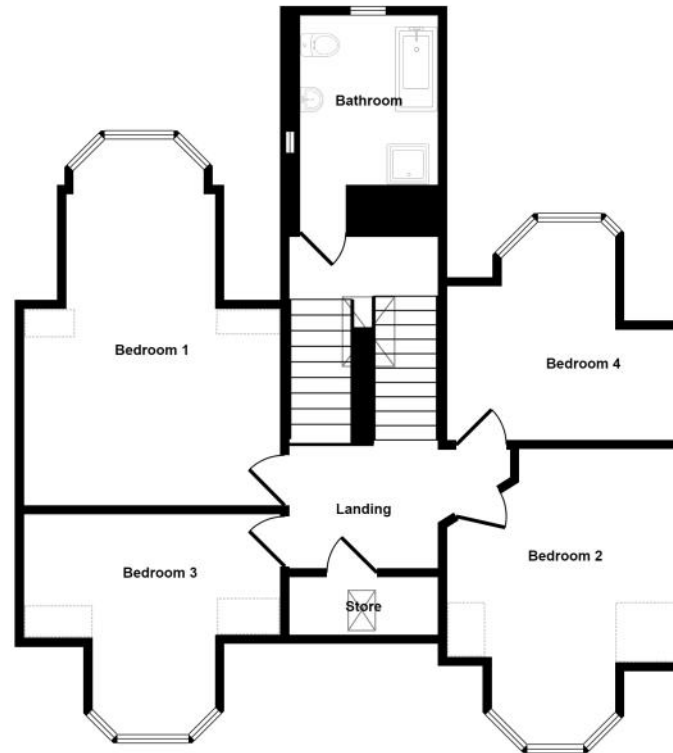


Living Room

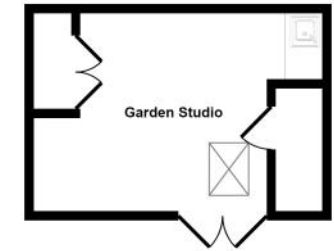




Ground Floor  
Approx 127 sq m / 1368 sq ft



First Floor  
Approx 84 sq m / 902 sq ft



Garden Studio  
Approx 15 sq m / 162 sq ft

Living Room	13'2" x 13'10"
Study	11'10" x 13'11"
Sitting Room	13'7" increasing to 17'9" x 13'11"
Dining Room	12'4" x 10'7"
Kitchen	13'4" x 17'10"
Shower Room	5'10" x 7'2"

Bathroom	9' x 7'6" & 1'6" x 2'5"
Bedroom 1	18'10" reducing to 8'9" x 14'2" reducing to 7'11"
Bedroom 2	15' reducing to 8'3" x 12'1" reducing to 6'7"
Bedroom 3	11'7" reducing to 5'5" x 14'2" reducing to 6'6"
Bedroom 4	11' reducing to 5'7" x 12'2" reducing to 6'6"
Garden Studio	17'4" reducing to 10'1" x 10'6"
Garden Studio WC	3'2" x 3'1"





Hall



Hall



Dining Room



Kitchen





Dining Room



Kitchen



Study



Study





Sitting Room



Kitchen



Living Room



Shower Room





Bathroom





Hall



Bathroom



Stairwell



Landing





Bedroom 1





Bedroom 2





Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4





Garden Studio



Garden Studio



Driveway



Garage





Back Garden





### Location

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 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

### Directions

Travelling to Girvan from Ayr. Approach town on A77. Continue ahead to traffic lights at town square/clock tower and here turn right. Proceed ahead to mini roundabout at harbour and take first exit left, Henrietta Street. Continue head on Henrietta Street. The house is situated a short distance along on the right hand side.

### General Comments

Home report available upon request

The house has a cellar accessed by way of a floor hatch in a cupboard off the dining room. The central heating boiler is located in the cellar.

### Council Tax Band

E

### Energy Efficiency Rating

E (51)

### To view contact



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**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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