



THOMAS MURRAY  
PROPERTY



Development Opportunity to Residential  
4 Glendoune Street  
Girvan  
KA26 0AB



Front Shop



Back Shop



Front Shop



Back Shop

## 4 Glendoune Street, Girvan

Former retail unit with planning consent granted for change of use to residential and plans passed for conversion of the shop to form a 1 bedroom dwelling

The proposed dwelling will provide accommodation over one level and will comprise

Entrance Vestibule

Hall

Bedroom with built in wardrobe

Utility Space

Shower Room

Living Room/Kitchen Dining Area

Rear deck, patio

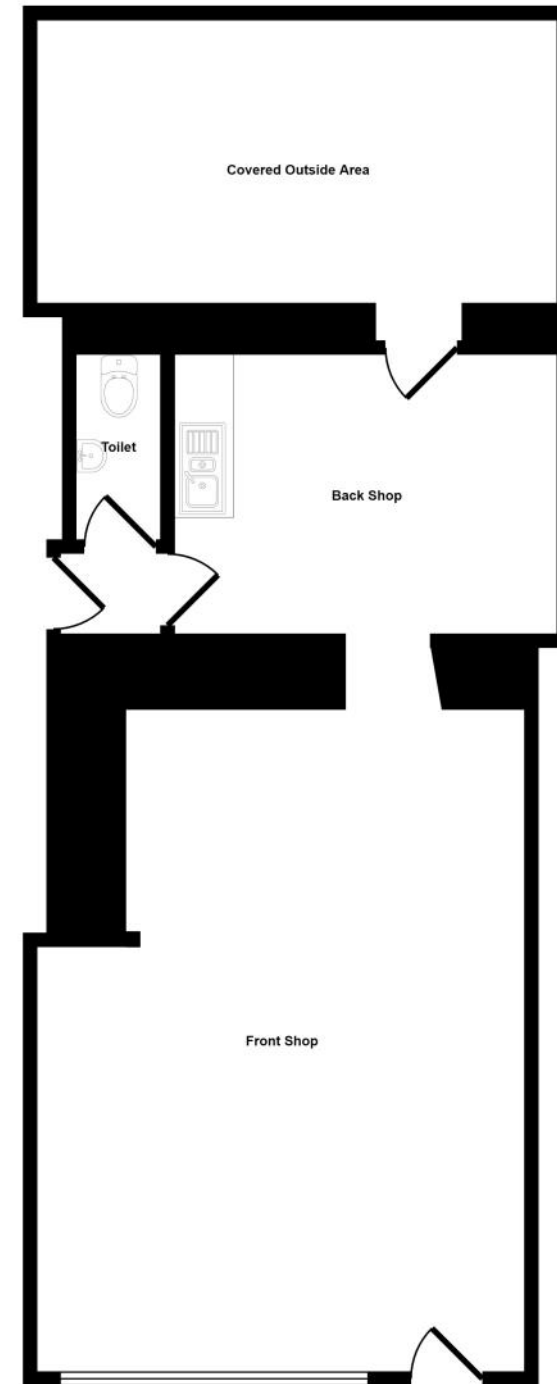
The property extends to approx. 53m<sup>2</sup> (gross internal area)

Situated in a central locality, 5 minutes from the beach. Schools, shops and parks are all readily accessible

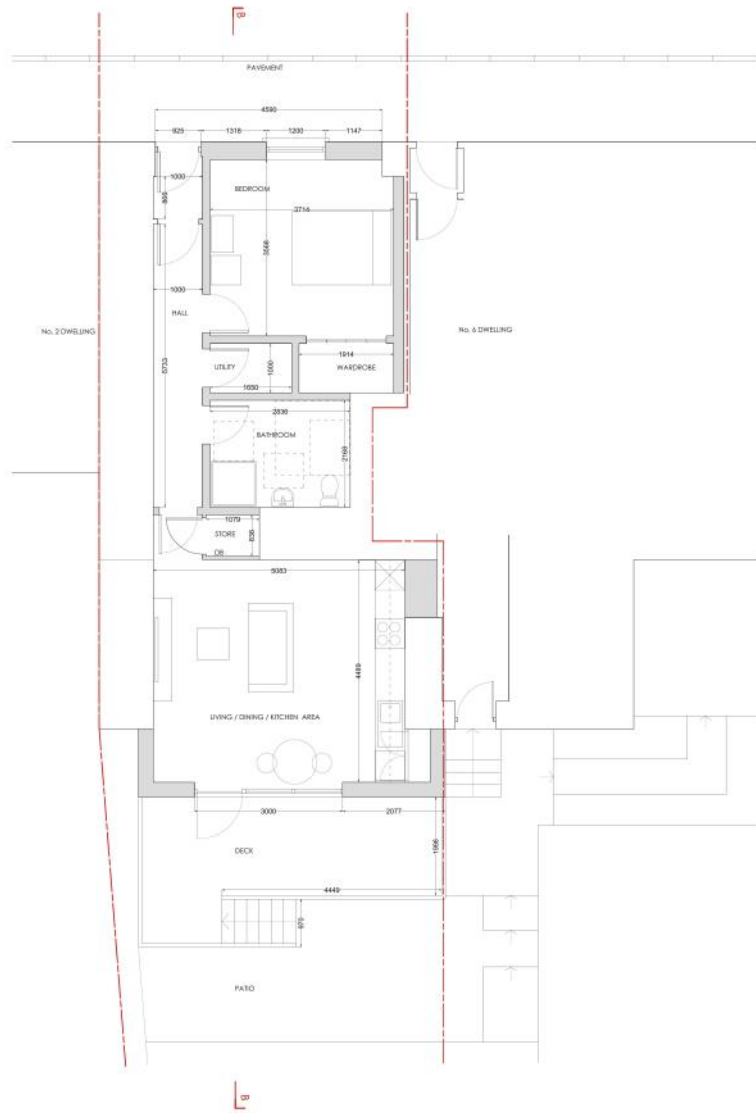
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; 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

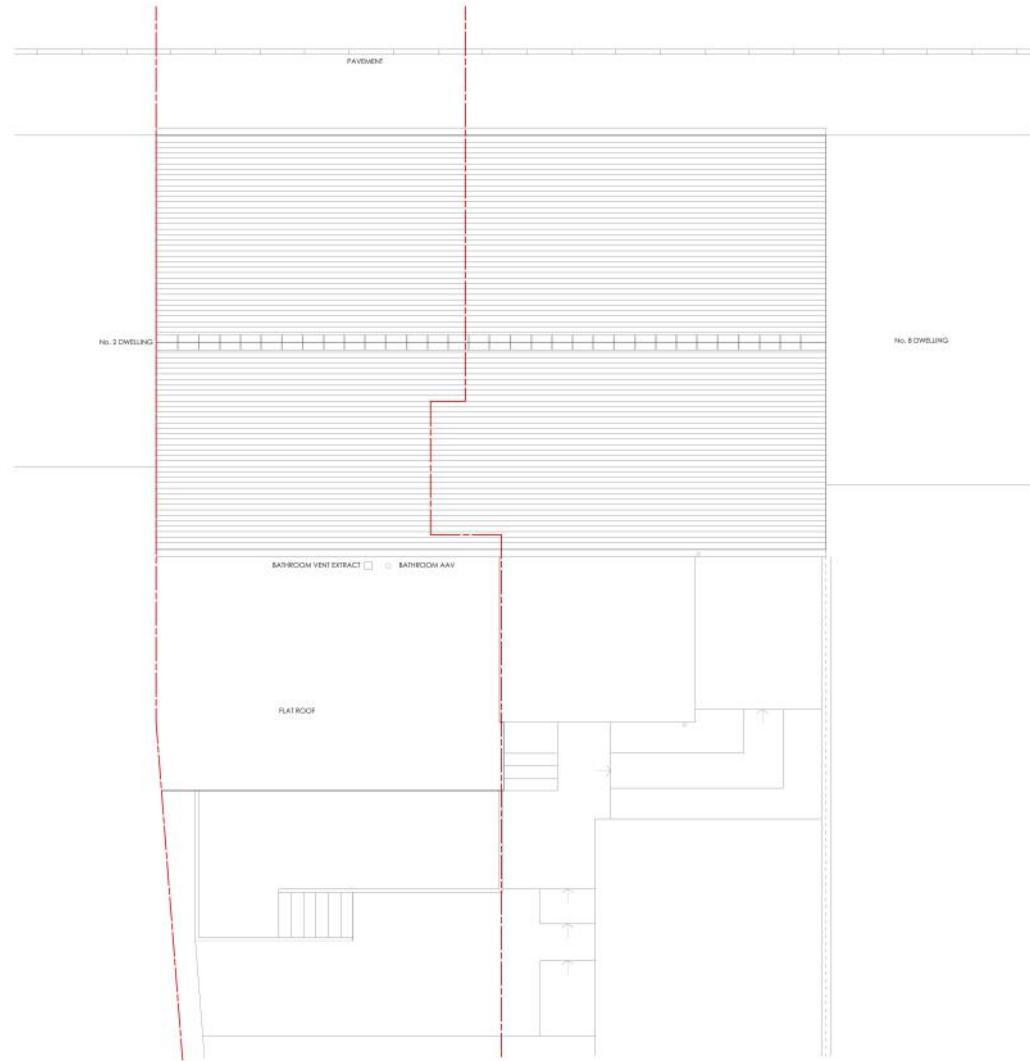
Front Shop	14'4" x 16'9" & 7'7" x 13'2"
Back Shop	9'4" x 12'11"
WC & Rear Vestibule	9'3" x 2'11"
Covered Outside Area	10'1" x 18'5"



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**DRAWING STATUS:**  
**PLANNING**

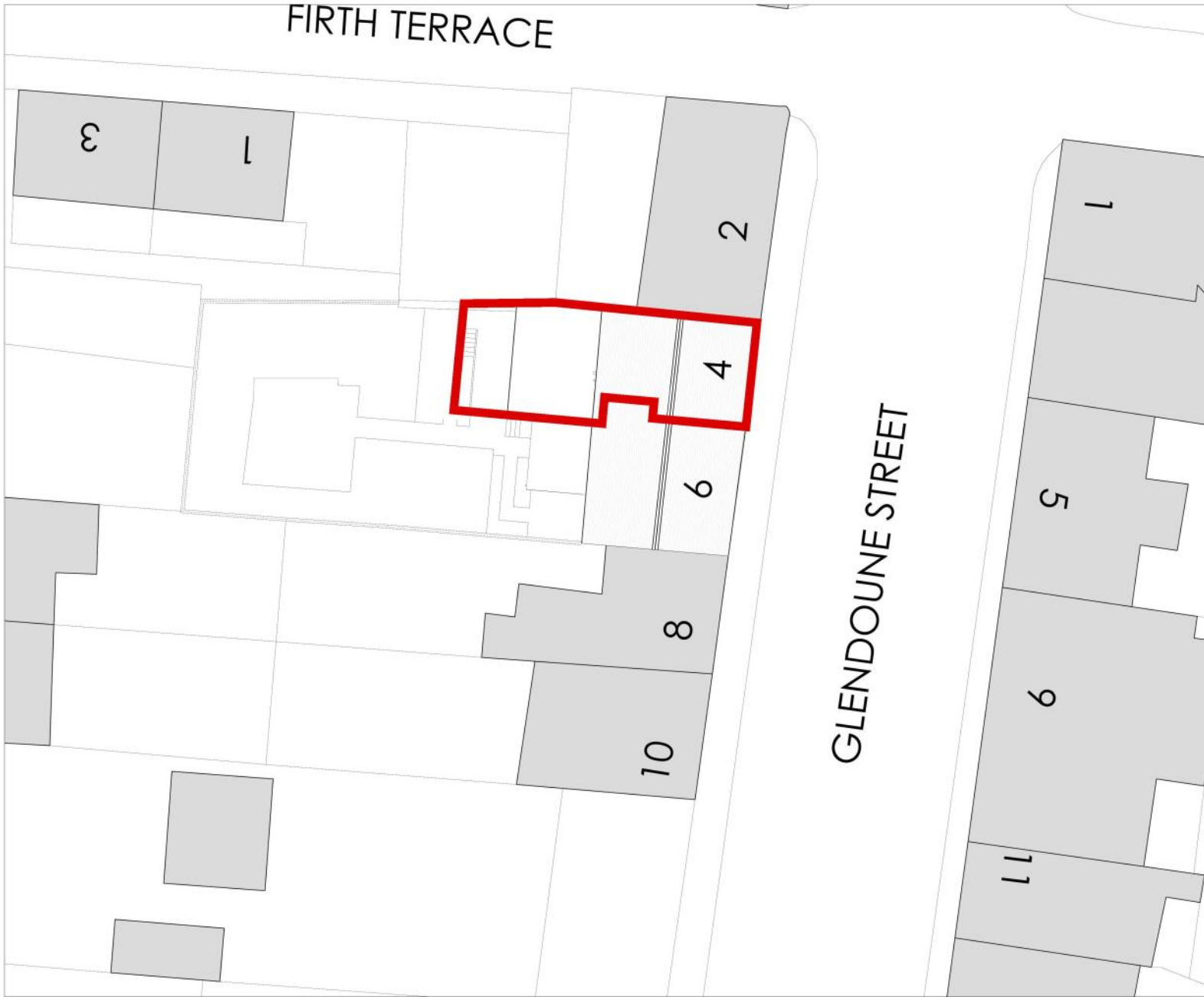


**22008-10-01**  
 PROPOSED GROUND FLOOR PLAN | 1:50



**22008-10-02**  
 PROPOSED ROOF PLAN | 1:50





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**DRAWING STATUS:**  
**PLANNING**

APPLICATION RED LINE BOUNDARY

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SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.



Proposed Site Plan



Front Shop



Covered Outside Area

### Directions

On entering Girvan travelling from Ayr on A77 proceed ahead and continue toward traffic lights at town square/Stumpy clock tower. Continue straight ahead on Dalrymple Street. Proceed ahead and continue straight on to Glendoune Street where the property for sale is situated a short distance along on the righthand side

### General Comments

Planning Consent granted 20.06.22, planning ref 22/00388/APP

For full details of the planning documentation visit

<https://tinyurl.com/4GlendouneStreet>

### Rateable Value

£1,500

Upon completion of the works to form the new dwelling the property will be reassessed for council tax purposes.

### 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

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