



THOMAS MURRAY
PROPERTY



1 Young Street

Girvan

KA26 0AJ



Living Room



Dining Kitchen



Living Room



Dining Kitchen



Living Room



Dining Kitchen

1 Young Street, Girvan

Beautifully presented 2 bedroom house in a quiet terrace street, 2 minutes walk to the beach

The house is conveniently situated for easy access to schools, parks and shops

Mid terrace, the house offers a lovely bright and spacious interior comprising

Entrance Vestibule with double glazed/composite front door

Hall

Living Room with wood burning stove

Stylish, well appointed Dining Kitchen

Bedroom 1 with wardrobe unit

Bedroom 2 with large wardrobe unit

Utility Area/Rear Vestibule

Shower Room

Great decorative order. Oak interior doors. Gas central heating. Double glazed

Good attic space with potential to be developed

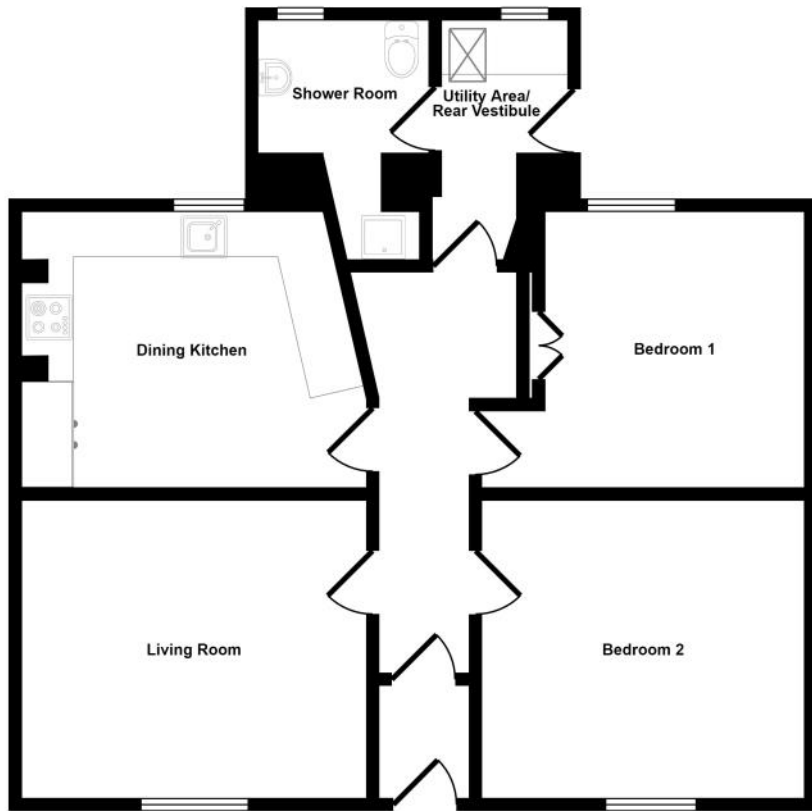
Terrace area at rear, a real sun strap

Shared drying green

Viewing is strongly advised

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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Hall



Hall

Living Room	11'9" x 13'4"
Dining Kitchen	10'11" x 11'3"
Bedroom 1	11'5" x 10'9" & 2'5" x 3'8"
Bedroom 2	11'5" x 13'3"
Shower Room	5'3" x 6'7" & 2'5" x 3'6"



Entrance Vestibule



Living Room



Dining Kitchen



Utility Area/Rear Vestibule



Bedroom 1



Bedroom 2



Shower Room



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Bedroom 1



Splashback—Ailsa Craig motif



Utility Area/Rear Vestibule



Rear Elevation



Rear Elevation



Shared Drying Green

Directions

From Ayr on A77. On arriving in Girvan proceed ahead to traffic lights at town square/clock tower. Here turn left, Knockcushan Street and continue ahead to mini roundabout at harbour. Take first exit left, Henrietta Street and proceed ahead for approx. 0.2 mile and turn 6th left to Young Street. The house is on the righthand side. Parking on street.

General Comments

Home report available upon request

There is a shared drying green which we understand is shared with the proprietors of 1 Young Street and the proprietors of 2 neighbouring properties.

The extent of the terraced area at the rear of the house is shown delineated in red on the photographs on page 13 and 14

The light fittings in the Living Room, Bedroom 2 and Hall are not included in the sale and will be removed by the seller.

Development of the loft is subject to obtaining the appropriate consent from the local authority

Council Tax

C

EER

D (68)

To view contact



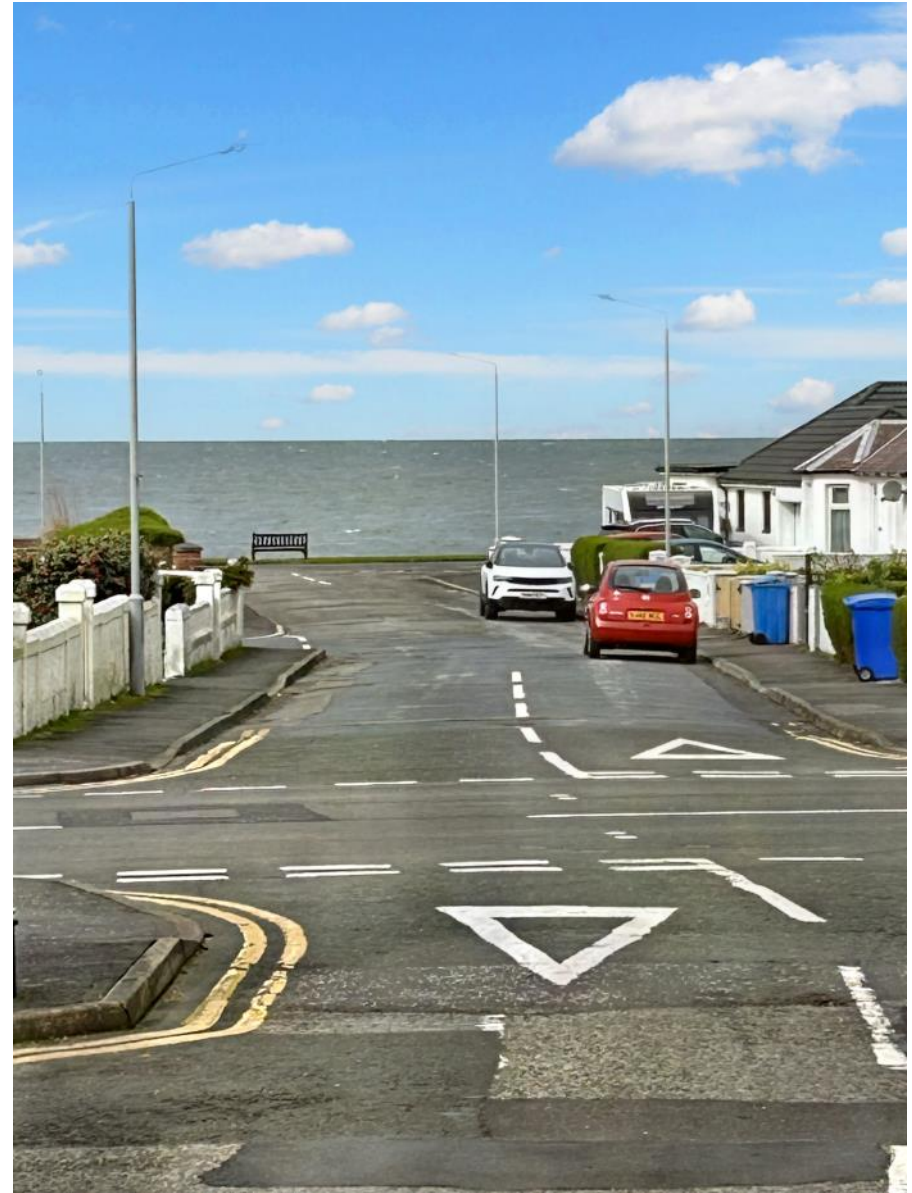
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Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Front Elevation



View along Young Street

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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