



THOMAS MURRAY  
PROPERTY



9 Snow Street  
Girvan  
KA26 0DZ



Living Room



Kitchen



Conservatory

## 9 Snow Street, Girvan

Attractively presented 2 bedroom house in a quiet cul-de-sac

The house has off road parking and a nice back garden

This location makes for easy to schools and parks.

The beach is about 15 minutes walk from the house

The house is in good decorative order and comprises

Entrance Hall

Living Room

Conservatory

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Shower Room

There is a floored and lined attic which also comprises a shower Room

Gas central heating. Double glazed

A lovely home, viewing is highly recommended

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

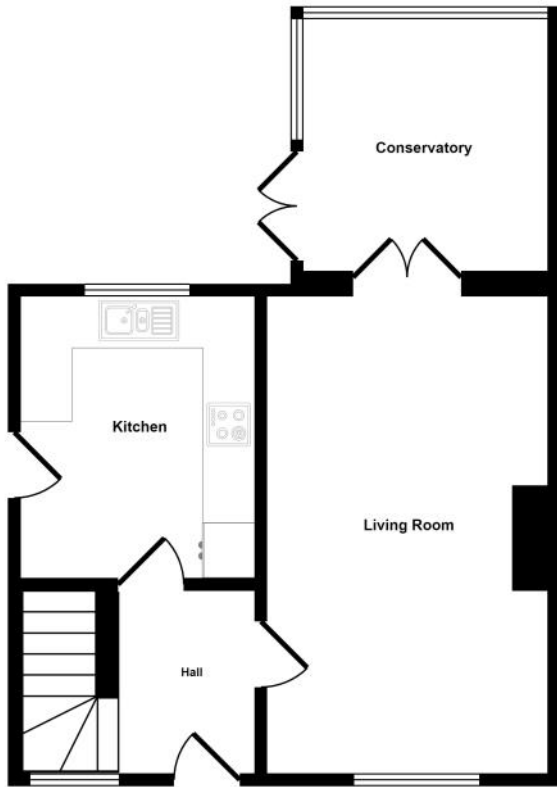
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Living Room



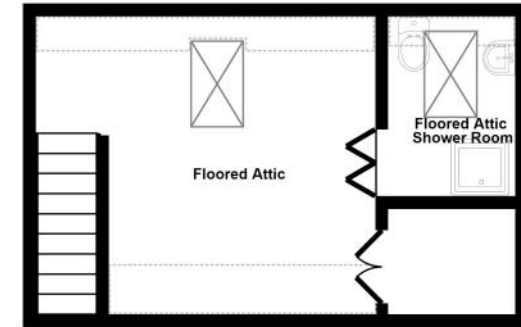
Kitchen



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 34 sq m / 366 sq ft



Second Floor  
Approx 19 sq m / 209 sq ft

Living Room	17'10" x 10'11" reducing to 9'9"
Kitchen	10'4" x 8'4"
Conservatory	9'6" x 9'4"
Shower Room	5'3" x 6'2"

Bedroom 1	9'1" x 13'1"
Bedroom 2	8'5" x 13'2"
Attic	9'8" x 9'11" & 3'7" x 3'2"
Attic Shower Room	5'9" x 4'9"



Hall



Hall



Living Room



Conservatory



Bedroom 1





Bedroom 2



Shower Room



Kitchen



Hall



Bedroom 1



Bedroom 2



Shower Room



Floored and Lined Attic



Floored and Lined Attic



Attic Shower Room



Back Garden



Back Garden

### Directions

Travelling to Girvan from Ayr on A77. Proceed ahead to the town. At pedestrian crossing, opposite ASDA turn left, Montgomerie Street. Continue ahead and at end of street turn left The Avenue. Proceed ahead and turn right Queens Drive. Continue ahead and turn right North Park Avenue. Next, left to Victory Park. Proceed ahead and turn left South Park Avenue and then next right Mote Hill Road. Proceed up hill and bear left round Mote Hill. Continue ahead and turn second left Snow Street. Proceed into cul-de-sac where the house is in the left hand corner.

### General Comments

Home report available upon request

The wardrobes in Bedrooms 1 and 2 are included in the sale, but not the bedroom cabinets, drawer units etc

The front double glazed windows were fitted about 3 years ago.

There is a pend which allows access from the front of the house to the rear. The pend is shared with the adjoining proprietor.

### Council Tax Band

B

### Energy Efficiency Rating

C (72)

### To view contact



Tel: 01465 713498

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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 Garden



Back Garden

### 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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