



THOMAS MURRAY
PROPERTY



13 Ballybroke Street

Girvan

KA26 0AQ



Living Room



Kitchen

13 Ballybroke Street, Girvan

Semi detached single storey house situated in a popular street about 5 minutes walk to the beach. Shops, parks, and schooling are all readily accessible

This 1 bedroom house is in poor order but it offers great possibilities and there is good attic space which could be developed

The house comprises

Entrance Vestibule

Hall

Living Room

Bedroom

Shower Room

Kitchen

Older style timber case/double glazed windows and a couple of newer uPVC double glazed windows. Gas central heating

Garden space

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 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

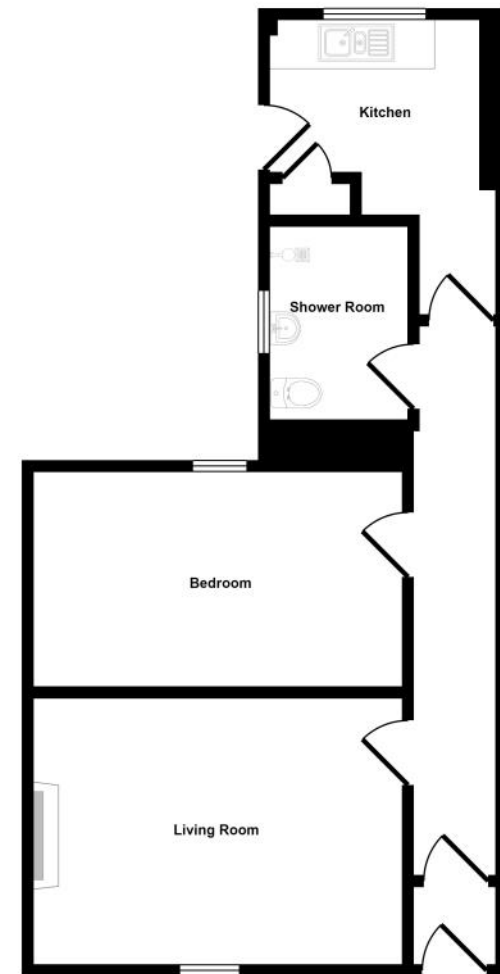
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Hall



Hall



Living Room	10'8" x 15'1"
Kitchen	7'10" reducing to 6'2" x 8'6" & 4'11" x 3'2"
Shower Room	7'2" x 5'5"
Bedroom	8'8" x 15'2"



Living Room



Living Room



Living Room



Kitchen



Shower Room



Garden

Directions

On travelling to Girvan from Ayr. Approach town on A77/Vicarton Street and continue to traffic lights at town square/clock tower. Here proceed straight ahead, Dalrymple Street. Continue ahead and take 3rd right, Firth Terrace. Proceed ahead for a short distance turning first left to Ballybroke Street. The house is situated a short distance along on the left hand side. Parking on street .

General Comments

The house is in poor condition and is sold as seen.

Home Report is available by request.

Any development of the roof space is subject to obtaining the appropriate local authority consent

Council Tax

B

EER

D (58)

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.



Rear Elevation



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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