



THOMAS MURRAY
PROPERTY



25 Carrick Street

Girvan

KA26 9EQ



Living Room



Dining Kitchen



Dining Kitchen



Rear Elevation



Living Room



Dining Kitchen

25 Carrick Street, Girvan

Spacious, extended semi detached 4 bedroom house standing in a good size plot with wide gravel drive to front, patio, parking and garden at the back plus detached garage

Great location, handy for railway station and ASDA. The beach is 15 minutes walk from the house

Schools, parks and all other local amenities are all handy to the house

The house comprises

Entrance vestibule with composite/double glazed door

Hall

Living Room with bay window

Fabulous Dining Kitchen with integrated appliances, central island unit and patio doors

Bedroom 4

Tiled Cloakroom with wc and wash hand basin

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom with tiled walls and floor and mixer shower over bath

Double glazed. Gas central heating

The gravel drive can accommodate three cars

The garage has light and power

Attractive paved patio. Wide space in tarmac. Enclosed lawn area

A fantastic house for a family

Viewing is highly recommended



Ground Floor
Approx 59 sq m / 640 sq ft



First Floor
Approx 47 sq m / 510 sq ft

Living Room	17'5" reducing to 14'7" x 12'5" reducing to 11'5"
Dining Kitchen	19'5" x 11'9" increasing to 12'
Cloakroom	3'4" x 3'6"
Bedroom 1	12'9" x 12'5" reducing to 11'5"
Bedroom 2	12'9" x 10'2" reducing to 9'5"
Bedroom 3	9'11" x 7'11"
Bedroom 4	11'2" x 10'2" reducing to 9'5"
Bathroom	6'3" x 7'11"
Garage	24' x 12'

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bedroom 4



Hall



Cloakroom



Hall



Bedroom 4



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 2



Bathroom



Bathroom



Bedroom 3



Dining Kitchen



Dining Kitchen



Living Room



Front Elevation



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 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. Proceed ahead into town on A77. Pass across the pedestrian crossing opposite ASDA and take first left Montgomerie Street. Continue ahead and take second left Maxwell Street. Continue ahead and at Y fork bear right to Troweir Road and then first left to Carrick Street. Proceed ahead where the house is located toward the end of the road on the left hand side.

General Comments

Home Report is available by request.

Integrated appliances comprise dishwasher, washing machine, hob, column oven and microwave

The American style fridge is also included in the sale

Council Tax

C

EER

D (68)

To view contact



Tel: 01465 713498

Email: 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.



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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