



THOMAS MURRAY
PROPERTY



8 Old Street
Girvan
KA26 9HG



Living Room



Kitchen



Living Room



Kitchen

8 Old Street, Girvan

Spacious 3 bedroom first floor flat in a great location convenient for ASDA, railway station, schools and parks. The beach is only 10 minutes walk from the flat

The flat comprises

Hall with 2 built in cupboards

Roomy Living Room

Kitchen with ample space to dine

Bedroom 1 with built in wardrobe

Bedroom 2 with freestanding wardrobe unit

Bedroom 3

Bathroom

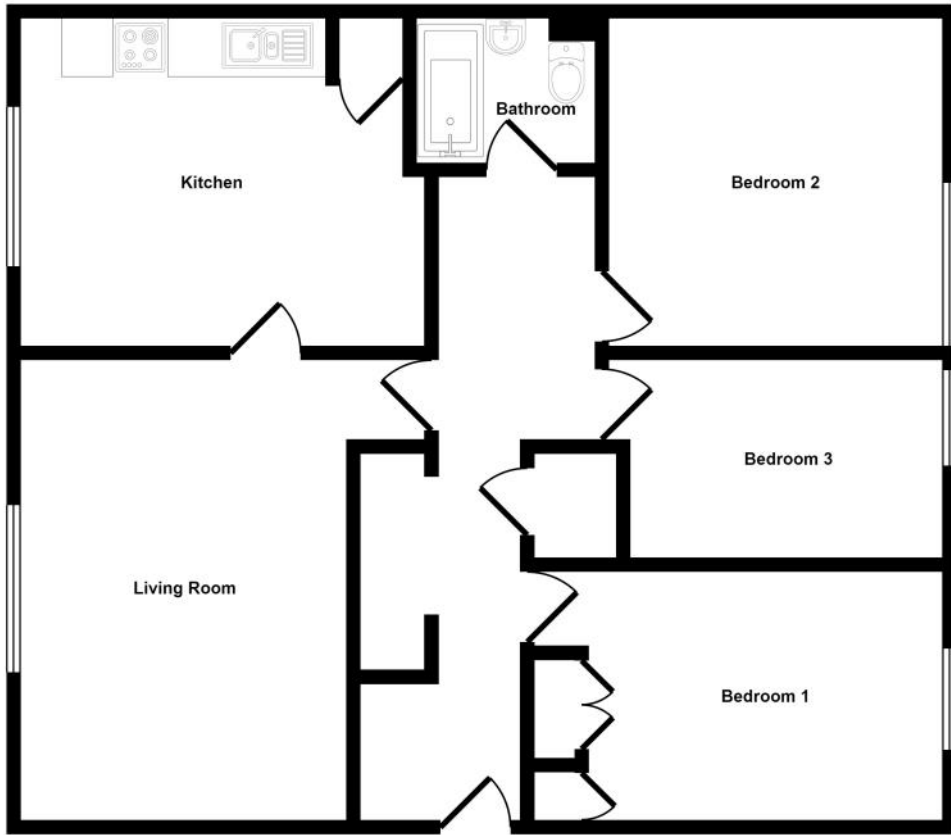
Double glazed. Electric storage and convector heaters

The flat is entered by way of an entrance foyer shared with 3 other flats and off the foyer is a storage cupboard

Well worth viewing

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	11'4" x 16'3" & 2'11" x 3'2"
Kitchen	14'3" x 11'9"
Bathroom	6'5" x 5'5"
Bedroom 1	12'6" x 8'9" & 1'11" x 2'7"
Bedroom 2	11'9" x 11'6"
Bedroom 3	11'9" reducing to 11'1" x 7'1"



Entrance Foyer



Hall



Living Room



Kitchen



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3

Directions

Travelling into Girvan from Ayr, proceed ahead and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Park around here and then continue on foot along paved path through the grass amenity area passing along the front of the flats, the door to the building where the property is located a little further along on the left, green door. Enter the building and climb the stairs The flat is entered by way of a timber door on the left of the landing.

General Comments

Home report available upon request.

Off the first floor landing there is access to a cupboard area for drying clothes. There is also a drying green/yard at the rear of the building.

Council Tax Band

B

Energy Efficiency Rating

E (45)

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.

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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