



THOMAS MURRAY
PROPERTY



2A Duff Street

Girvan

KA26 9AP



Living Room



Sitting Room



Kitchen



Living Room



Kitchen

2A Duff Street, Girvan

Spacious 3 or 4 Bedroom house situated in a terrace street only 2 minutes walk to the beach. Parks, schools and shops are all easily accessible from the house

The house is mid terrace and has an easy to look after back yard with planted border and 3 outhouses

The interior of the house is bright and in good decorative order

The house comprises

Entrance Vestibule with double glazed/uPVC front door

Hall

Living Room

Sitting Room or 4th Bedroom

Kitchen

Shower Room

Bedroom 3

Upstairs

Bedroom 1

Bedroom 2

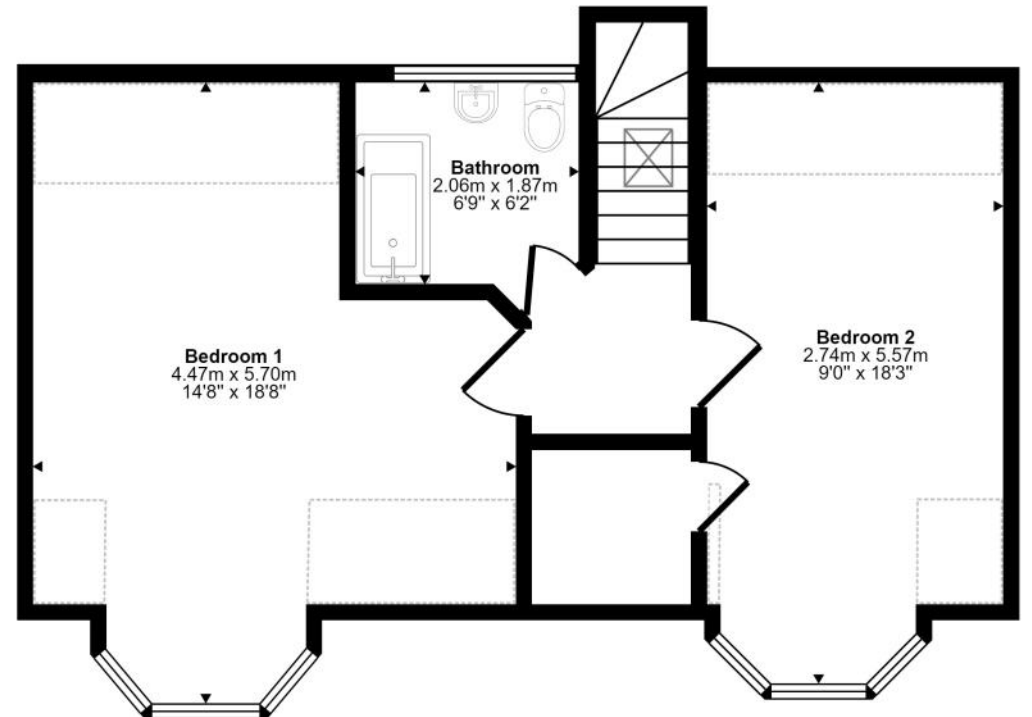
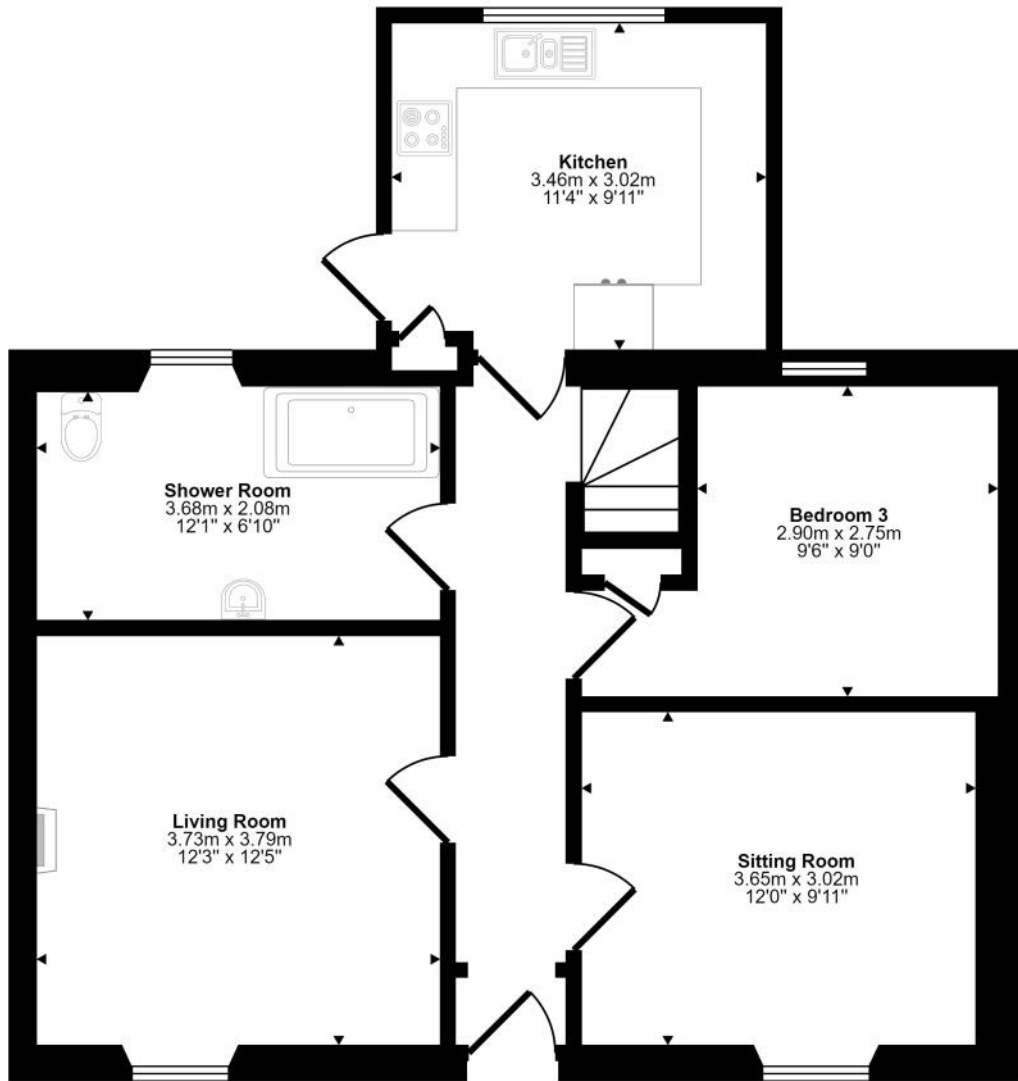
Bathroom

Double glazed. Gas central heating

Viewing is essential

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



Bedroom 3



Bedroom 3



Shower Room



Stair



Kitchen



Shower Room



Shower Room



Bedroom 1



Bedroom 2



Bathroom



Stair



Landing



Bedroom 1



Bedroom 2



Rear Elevation



View from Duff Street to Sea



Back Garden



Back 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 2nd right Duff Street. The house is short distance along on right, parking on street.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (60)

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 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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