

10 Chalmers Court

Girvan

KA26 9ET



THOMAS MURRAY  
PROPERTY





Living Room



Living Room



Kitchen

## 10 Chalmers Court, Girvan

Centrally located, spacious 2 bedroom maisonette. Good situation for easy access to shops, schools and parks. The beach is only 5 minutes walk from the property

The maisonette is middle terrace and is situated at upper level and from the rear windows are great views across town to the hills behind Girvan

The interior is over 2 floors comprising

Hall

Kitchen

Large Living Room

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Gas central heating. Double glazed

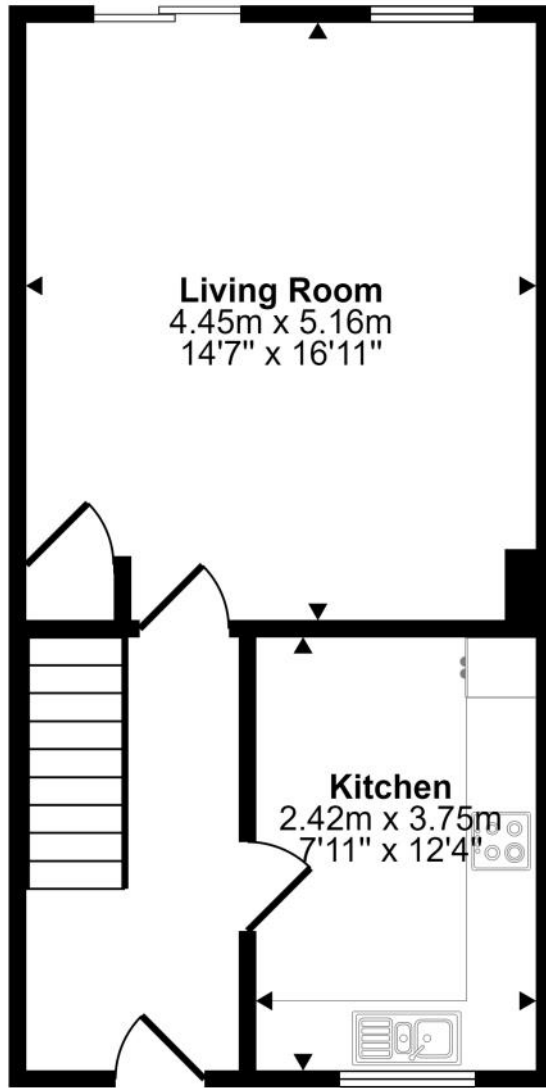
The property has an outbuilding. There is a shared paved area for clothes drying. Access to Chalmers Court is by way of a door from Dalrymple Street which serves the 3 other properties forming Chalmers Court. There is a separate access out to the large public car park at the rear of the building

Viewing is recommended

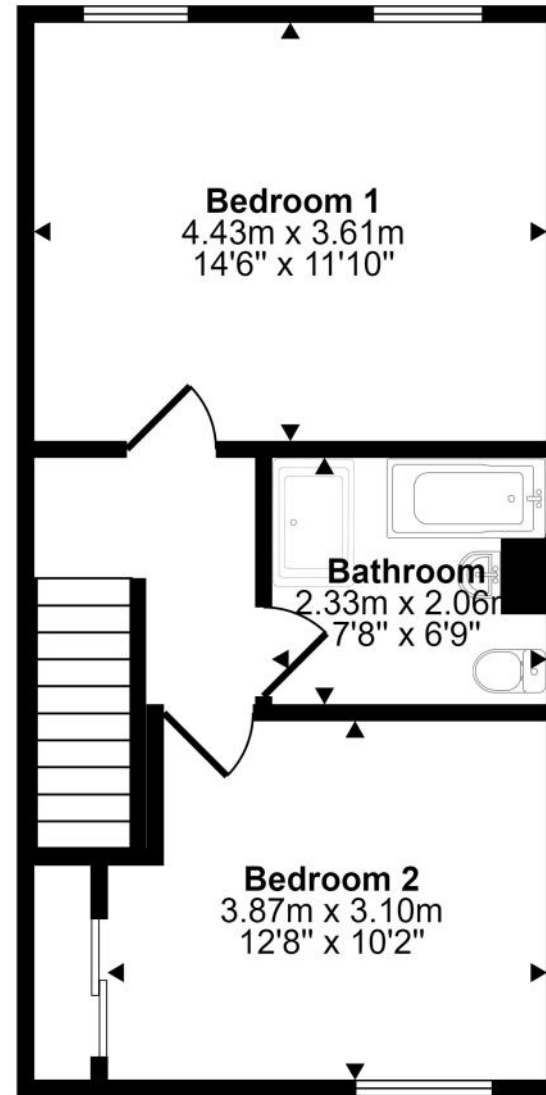
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive 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

Approx Gross Internal Area  
81 sq m / 869 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft



First Floor  
Approx 41 sq m / 438 sq ft



Living Room



Kitchen



Hall



Hall



Landing



Bedroom 1



Bedroom 1



Bathroom



Bedroom 2



Bedroom 2



Bathroom



View from the Terrace





Front Elevation



Street Side

### Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. The property is located a little further along on left hand side. The entrance to the building is at the side of Chalmers Arcade. Take the stairs and on the upper level the property for sale is the second maisonette in this row of 4. Its best to park in large car park behind Chalmers Court. To do so, after coming through the traffic lights at the town square turn first left to a narrow lane and proceed into the car park. Parking here is free and there is no time restriction.

### General Comments

Home Report is available by request.

The proprietor of the property would pay £5 per month to Chalmers Residents Association maintenance fund. This fund is used for upkeep and running costs of the common parts of the building

### Council Tax

B

EER

C (71)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.



Terrace/Drying Area



View from the Terrace

### 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.



7 Dalrymple Street

Girvan

KA26 9EU

01465 713498

[enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)