



THOMAS MURRAY
PROPERTY



10 Knockcushan Street

Girvan

KA26 9AG



Side Elevation



View from Kitchen



Living Room



Dining Kitchen



Living Room



Dining Kitchen

10 Knockcushan Street, Girvan

This is a lovely first floor flat in a great location overlooking the town square and backing onto the river and harbour and only 5 minutes walk to the beach

The flat has its own main door entrance

Nicely proportioned the flat has lots of character

The interior comprises

Entrance Hall with elegant staircase to

Hall

Living Room

Dining Kitchen

Utility Space

Bedroom

Bathroom

Double glazed. Gas central heating

From the rear there is a lovely outlook over the river

The flat has a substantial attic which offers fantastic scope to be developed to form further accommodation. The attic is accessed by way of Ramsay ladder

There is a shared drying green at the rear of the building

The flat is in the town's Conservation Area and from this central position all local amenities are easily accessible

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; 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

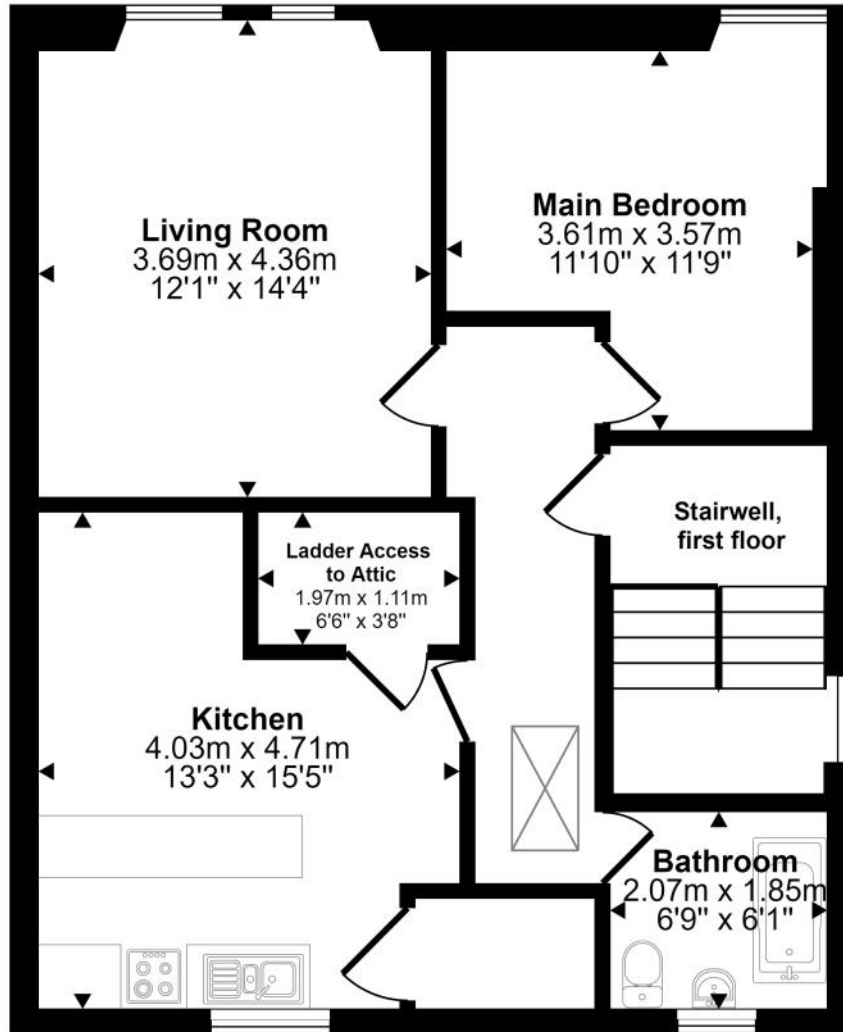


Living Room

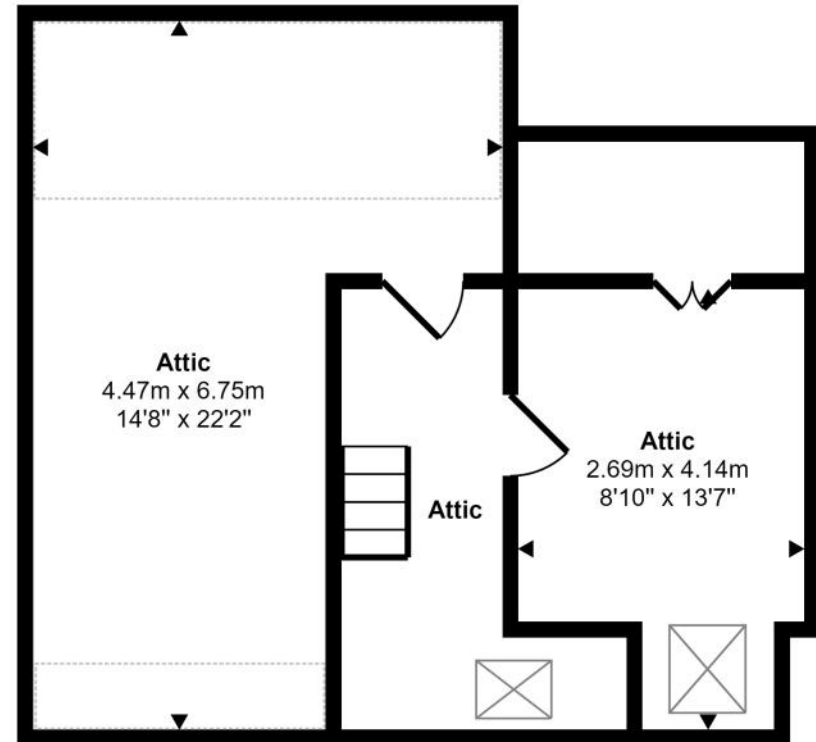


Dining Kitchen

Approx Gross Internal Area
114 sq m / 1225 sq ft



First Floor
Approx 69 sq m / 741 sq ft



Attic
Approx 45 sq m / 484 sq ft



Stairwell



Entrance



Entrance



Stairwell



Hall



Hall



Living Room



Dining Kitchen



Utility Room



Stairwell



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Attic



Attic



Attic



Rear Elevation



Front Elevation



Shared Drying Green

Directions

Travelling to Girvan from Ayr on A77. Come into the town on Vicarton Street and proceed ahead to the traffic lights at the town square/Stumpy Clock Tower. Here turn right, Knockcushan Street, the flat is on the right hand side. Entered by way of black timber door to the left of Stevensons TV shop.

General Comments

Home Report is available by request.

Any development of the attic space is subject to obtaining Consent from the Local Authority

Council Tax

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EER

D (68)

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.

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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