



2 Ailsa Street East

Girvan

KA26 9DF





View from attic Bedroom





Living Room



Kitchen





Dining Room/Sitting Room



Living Room



Kitchen

## 2 Ailsa Street East, Girvan

Spacious 3 bedroom flat in a great location right in the centre of town and only 5 minutes walk to the beach

Parks, schools, shops and the railway station are all easily accessible

The flat has a lovely interior over 2 levels comprising

Hall

Living Room

Dining Room or Sitting Room

Dining Kitchen

Bedroom 1

Bathroom

Upstairs to attic floor

Bedroom 2

Bedroom 3

Gas central heating. Single and double glazing

From the rear of the flat there is a great view across neighbouring houses to the hills behind town

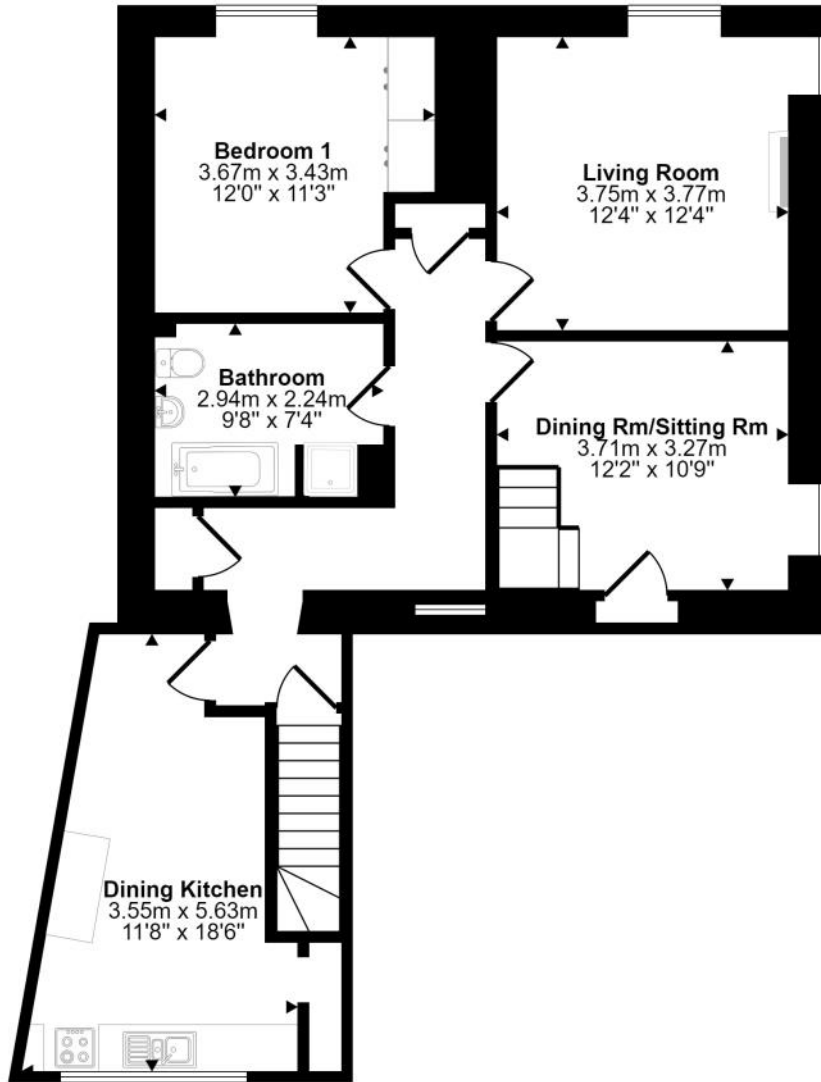
The flat is on a prominent site on the corner of Ailsa Street East and Dalrymple Street and is accessed by way of a door on Ailsa Street East, through a pend and into a small enclosed yard

Well worth viewing

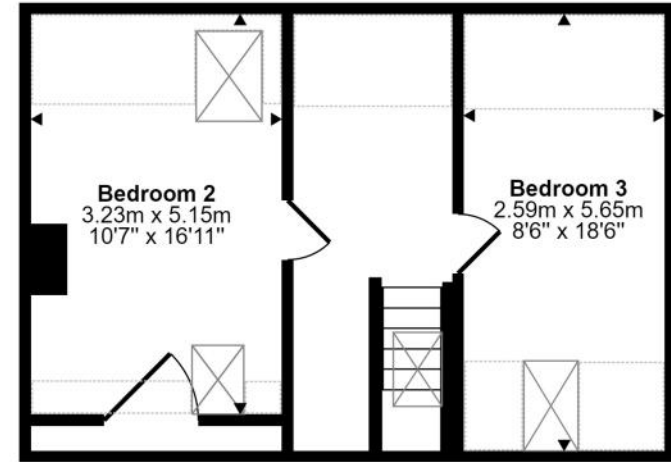
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour;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

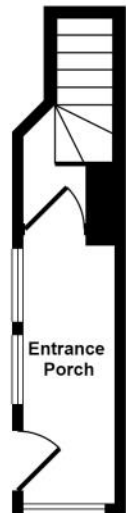
Approx Gross Internal Area  
137 sq m / 1476 sq ft



**First Floor**  
Approx 84 sq m / 906 sq ft



**Second Floor**  
Approx 46 sq m / 495 sq ft



**Ground Floor**  
Approx 7 sq m / 75 sq ft





Living Room



Living Room



Kitchen



Dining Room/Sitting Room





Bedroom 1



Hall



Hall



Bedroom 1



Bedroom 1





Bathroom



Bathroom



Hall



Landing



Landing





Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3





View from Attic Bedroom





Rear Yard



Entrance

### Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. Turn second left at Boots Chemist to Ailsa Street East. The flat is entered by way of a timber door from Ailsa Street East. Parking is on street.

### General Comments

Home Report is available by request.

We understand that Boots Pharmacy have a right of access into the rear yard from their shop.

### Council Tax

B

EER

E (52)

### To view contact



Tel: 01465 713498

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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.





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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