



THOMAS MURRAY  
PROPERTY



2 Todd Street

Girvan

KA26 0DX



Front Elevation



Living Room



Kitchen



Living Room



Kitchen



Living Room



Living Room

## 2 Todd Street, Girvan

Attractive 3 bedroom, extended house in a nice area close to schools and parks. The beach is only 15 minutes walk

The house is semi detached and has a garage, drive and garden

The light and airy interior comprises

Entrance hall

Living Room with wood burning stove

Stylish Dining Kitchen with integrated hob, column oven, microwave/grill, dishwasher, washing machine, fridge and freezer

Bedroom 1 a double bedroom with

En Suite Shower Room

Upstairs

Bedroom 2

Bedroom 3

Bedrooms 2 and 3 are also good size double bedrooms both with built in cupboards

Bathroom

The present owners have had planning consent approved to extend the house further. This would comprise an extension over the existing single storey extension and also the conversion of the loft. On completion this would provide 2 further bedrooms both with en suites.

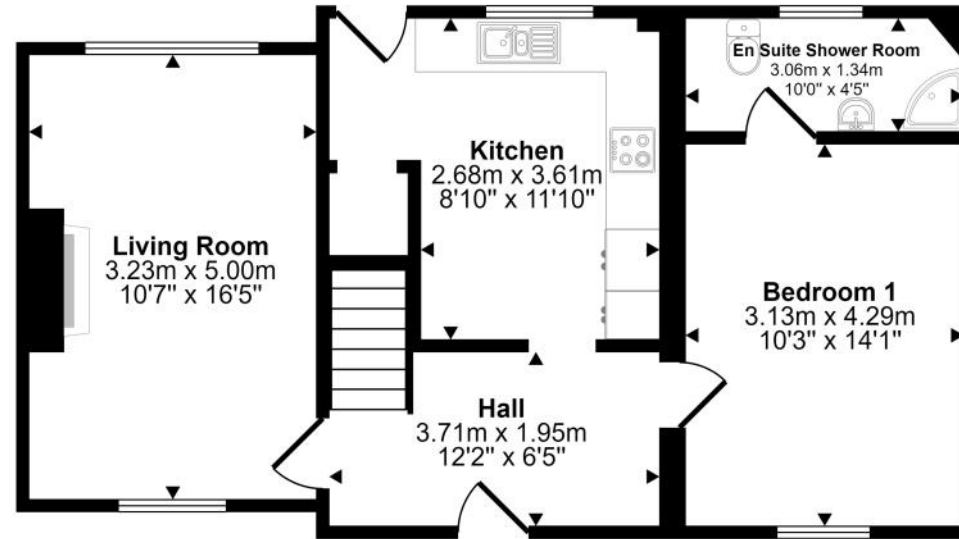
Double Glazed. Gas central heating

The Garage has up and over door, side door and is fitted with light and power

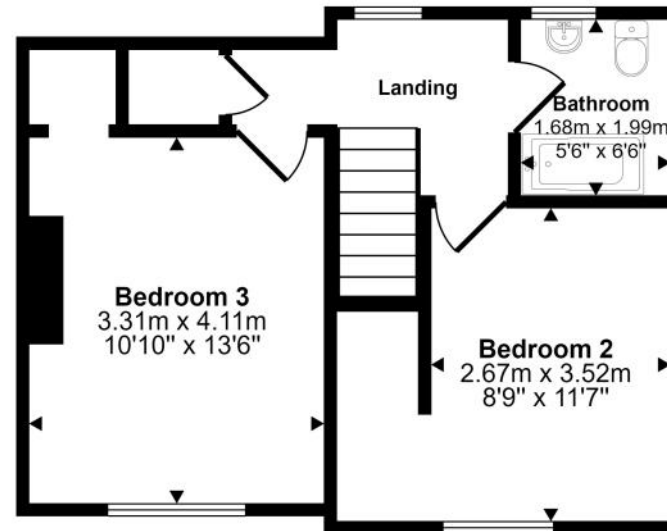
The back garden is south facing

A lovely family home

Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 39 sq m / 419 sq ft





Hall



Hall



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 1



En Suite



Landing



Bedroom 2



Bedroom 3



Landing



Bedroom 2



Bedroom 3



Bedroom 2



Bathroom



Bathroom



Back Garden



Front Garden



Front Elevation



Rear Elevation

### Location

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 variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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

### Directions

Travelling from Ayr proceed ahead to Girvan and approach on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right North Park Avenue. Continue ahead and turn left Victory Park. Ahead to junction and left to South Park Avenue. Proceed ahead and turn right Mote Hill Road, continue up hill and at junction veer left and then proceed ahead turning 1st left Todd Street. The property is the first house on right hand side.

### General Comments

Home report available upon request.

Planning approval granted, 17th June 2022. The Planning reference is 22/00397/APP. The approved plans are for a second storey to be added to the existing single storey extension. This would provide a double bedroom with en suite and for the conversion of the attic to provide a double bedroom and en suite.

### Council Tax Band

B

### Energy Efficiency Rating

D (57)

### To view contact



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### 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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