



THOMAS MURRAY
PROPERTY



7A Bridge Street
Girvan
KA26 9HH

FLYNN'S BOATYARD

BAR & LOUNGE BAR & LOUNGE

HOME ESSENTIALS SCOTLAND
BLINDS, LAMP SHADES, DIY, ELECTRICAL, PLUMBING, FRAMES, KITCHENWARE

SCOTTISH GIFTS MOBILE ACCESSORIES SCOTTISH GIFTS

FOR SALE



Arrow indicates the rear of the property overlooking the harbour



View from Bedroom 2

7A Bridge Street, Girvan

Spacious 3 bedroom flat situated in a central position and with views over river and harbour. The flat is 5 minutes walk to the beach. All local amenities are easily accessible . The flat is in the town's Conservation Area.

The flat, which is arranged over first and attic floor comprises

Entrance Vestibule

Hall

Living Room

Dining Kitchen with under floor heating and views to harbour

Bedroom 1

Shower Room/Utility Area

Upstairs

Bedroom 2 with view to harbour

Bedroom 3

Bathroom

Double glazed. The Living Room and Bedroom 1 windows are triple glazed . Gas central heating

The interior is well presented and in good decorative order

The flat is entered by way of a door from Bridge Street

There is public car parking close by

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 a variety of retailers; ASDA supermarket; 18 hole golf course; attractive beach 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



Living Room



Kitchen

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

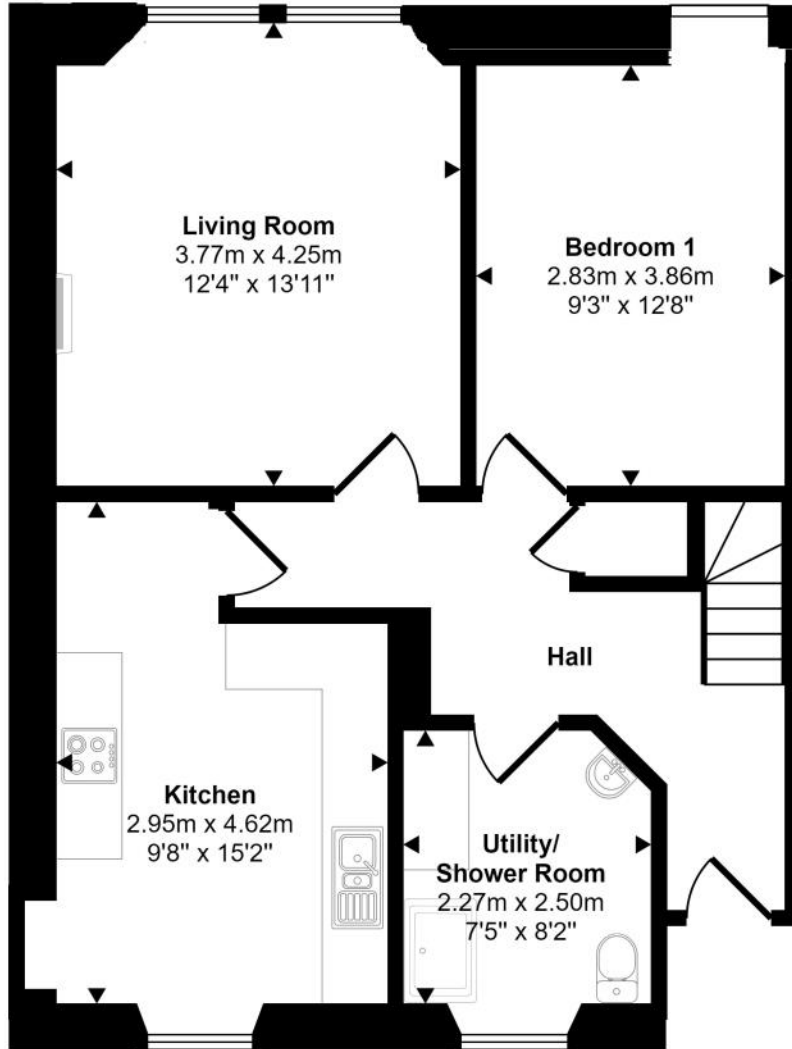


Living Room

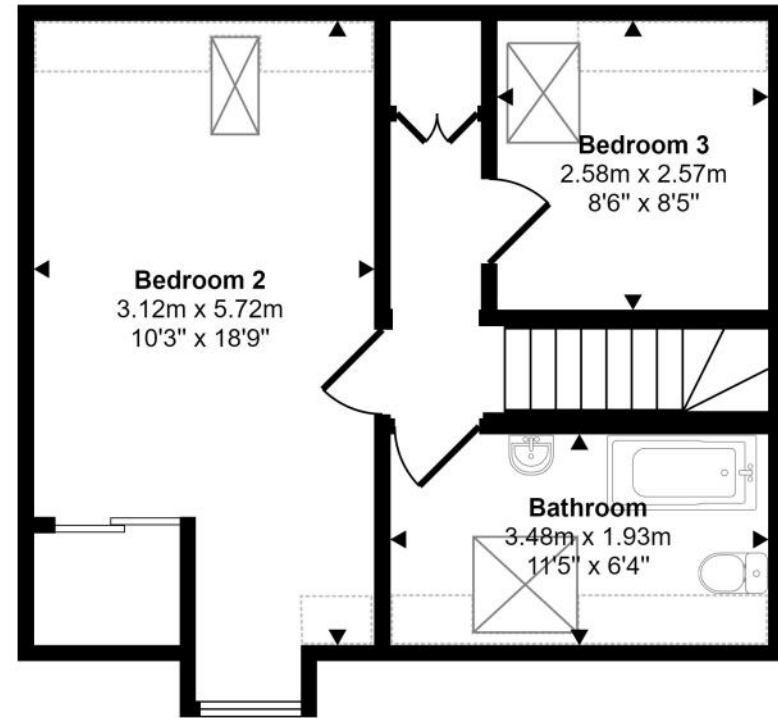


Kitchen

Approx Gross Internal Area
98 sq m / 1050 sq ft



First Floor
Approx 58 sq m / 629 sq ft



Second Floor
Approx 39 sq m / 421 sq ft



Living Room



Kitchen



Hall



Hall



Living Room



Kitchen



Shower Room/Utility Room



Shower Room/Utility Room



Bedroom 1



View from Kitchen



Bedroom 1



Landing



Bedroom 2



Bedroom 3



Bedroom 2



Bedroom 2



Bedroom 3



Bathroom



Bathroom

Directions

Travelling to Girvan from Ayr on A77. Continue ahead into Girvan and just before the traffic lights at the town square/Stumpy clock tower, the flat is located on the right hand side of the road next to Flynn's Boatyard bar and restaurant.

The building is entered by way of a blue timber door from Bridge Street. This opens into a close where there are stairs off providing access to 7A and flat 7 on the first floor. On the landing access to 7A is the door on the left.

General Comments

Home report available upon request.

The proprietors of Flynn's Boatyard bar and restaurant also have access through the close to access the rear of the building for deliveries, wheelie bins etc

Council Tax Band

B

Energy Efficiency Rating

D (56)

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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