



THOMAS MURRAY
PROPERTY



3 Ballybroke Street

Girvan

KA26 0AQ



Living Room



Kitchen



Living Room



Kitchen

3 Ballybroke Street, Girvan

2 bedroom semi detached house in a good location and only 3 minutes walk to the beach

The house has a lovely interior comprising

Hall

Spacious Living Room

Stylish modern fitted Dining Kitchen

Upstairs

Landing with deep built in cupboard

Bedroom 1

Bedroom 2

Shower Room

Double glazed and gas central heating

Garden at rear comprising paved space, gravel and timber deck

Convenient situation for easy access to shops, schools and parks

A nice house, viewing is highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a variety of shops; a leisure facility with swimming pool, state of the art gym and soft play area; community hospital; ASDA supermarket; 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

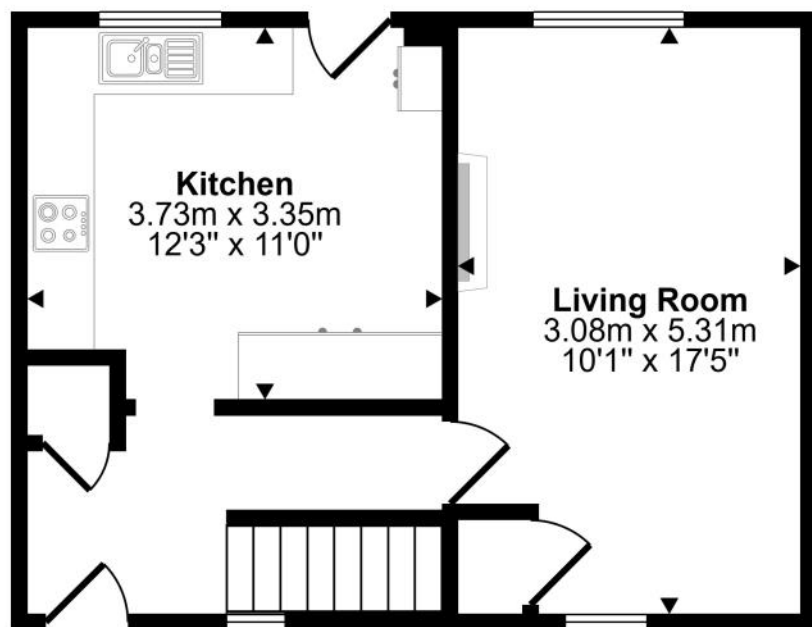


Living Room

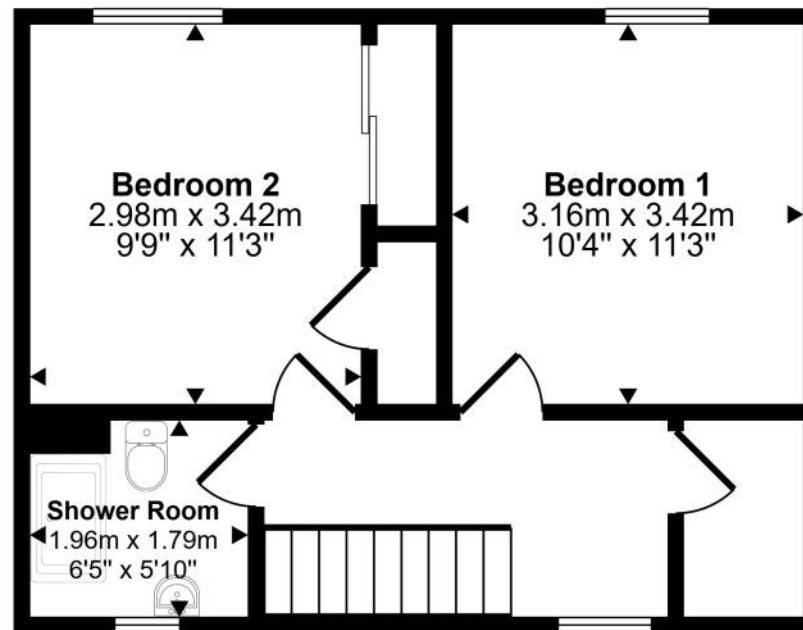


Kitchen

Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Living Room



Kitchen



Hall



Hall



Bedroom 1



Bedroom 2



Shower Room



Hall



Landing



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Garden



Rear Elevation



Front Elevation



Rear Elevation

Directions

On travelling to Girvan from Ayr. Approach town on A77/Vicarton Street and continue to traffic lights at town square and clock tower. Proceed straight ahead, Dalrymple Street. Continue ahead and take 3rd right, Firth Terrace. Proceed ahead for a short distance turning first left to Ballybroke Street. The house is a short distance along on the left.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (74)

To view contact



Tel: 01465 713498

Email: 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.

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

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com