



THOMAS MURRAY
PROPERTY



11 Ailsa Street West

Girvan

KA26 9AD



Living Room



Dining Room



Kitchen



Living Room



Dining Room

11 Ailsa Street West, Girvan

Attractive 3 bedroom end of terrace house situated in a central location and only 2 minutes walk to the beach

The house, which is in the town's Conservation Area is convenient for easy access to shops, parks and schools

Built circa 1860 this substantial house comprises

Entrance Vestibule

Hall

Living Room

Dining Room

Kitchen

Upstairs

Bathroom at mezzanine level

First floor

Bedroom 1

Bedroom 2

Bedroom 3

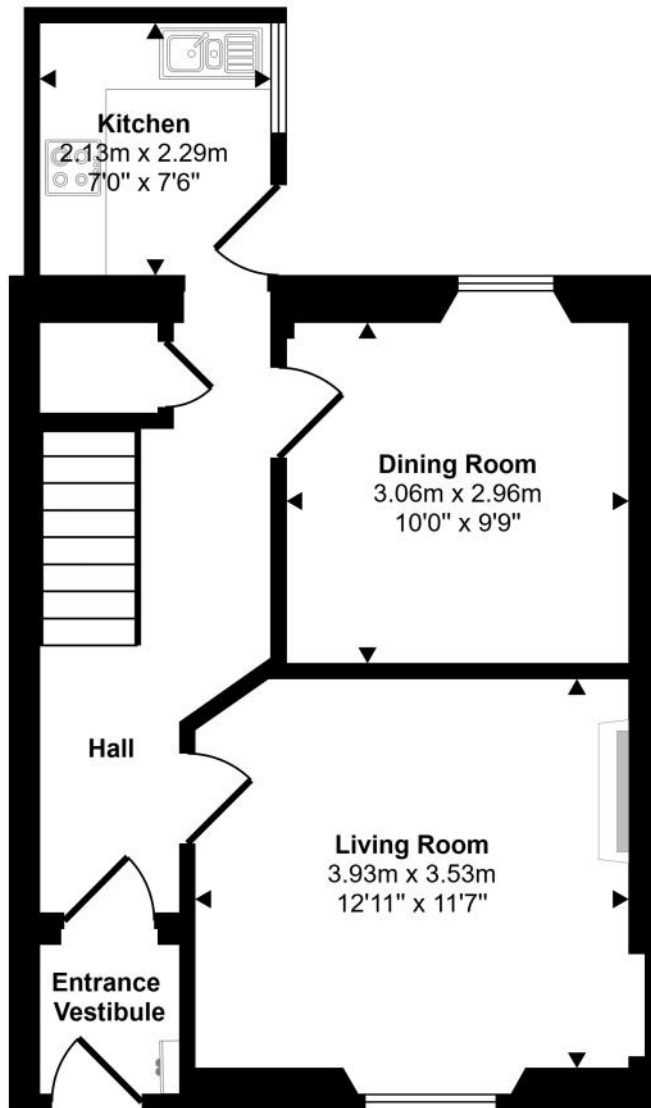
A variety of period features are retained including internal doors, skirtings and architraves, a beautiful pitch pine balustrade, decorative cornice and centre ceiling rose in the living room and terrazzo floor in the vestibule

Double glazed and gas central heating

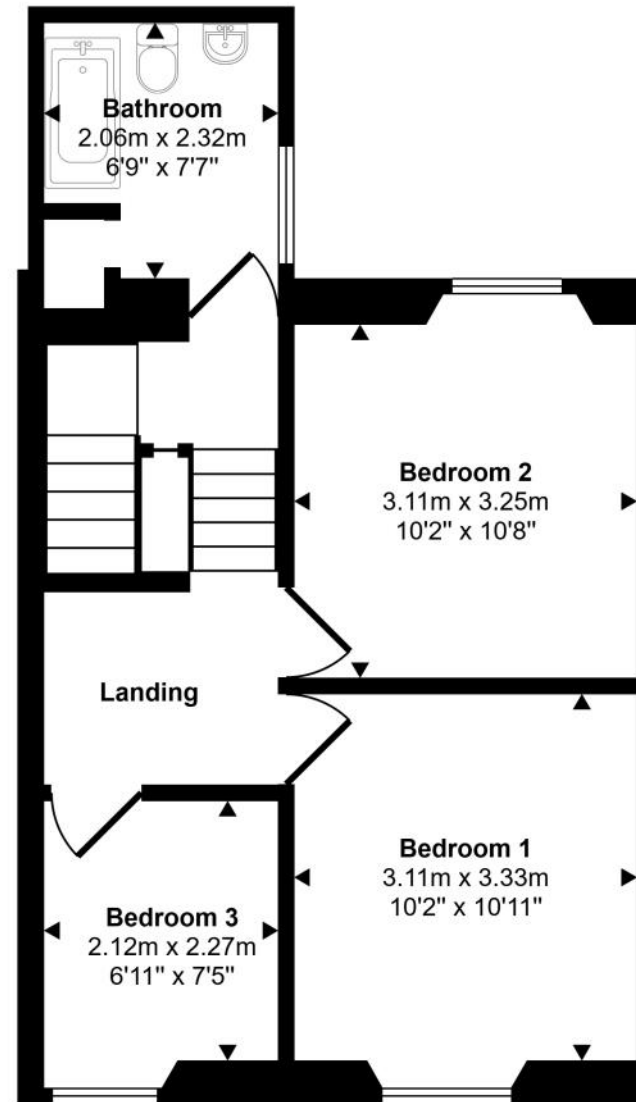
There is a courtyard at the rear which is private and sheltered and comprises an outhouse which has power and is plumbed for washing machine

A lovely spacious house, nicely proportioned and well worth viewing

Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 44 sq m / 472 sq ft



Hall



Hall



Living Room



Dining Room



Entrance Vestibule



Kitchen



Living Room



Dining Room



Stairwell and Landing



Bathroom



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bedroom 1



Bedroom 2



Courtyard



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 to Girvan from Ayr on A77. Drive into town and at traffic lights at town square and clock tower, proceed ahead, Dalrymple Street. Turn first right Ailsa Street West. The house is a short distance along on the left hand side

General Comments

Home report available upon request.

Council Tax Band

C

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.



General Surroundings | View from Ailsa Street West to the sea

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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