



THOMAS MURRAY
PROPERTY



35 Henrietta Street

Girvan

KA26 9AL



Living Room



Living Room



Dining Room



Sitting Room



Kitchen

35 Henrietta Street, Girvan

Attractive 3 or 4 bedroom house in nice surroundings and only 2 minutes walk to the beach

The house, which is in the towns Conservation area is close to Stair Park, schools and shops

The house has a lovely garden, nicely established and well planted.

There is a garage, shed and greenhouse

The spacious interior comprises

Entrance Vestibule

Hall

Living Room

Dining Room or 4th Bedroom

Shower Room

Sitting Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Separate Loo with WC and WHB

Double glazed and gas central heating

Although requiring some general modernisation the house possesses great character and great potential

A lovely house in a super location. Viewing is highly recommended

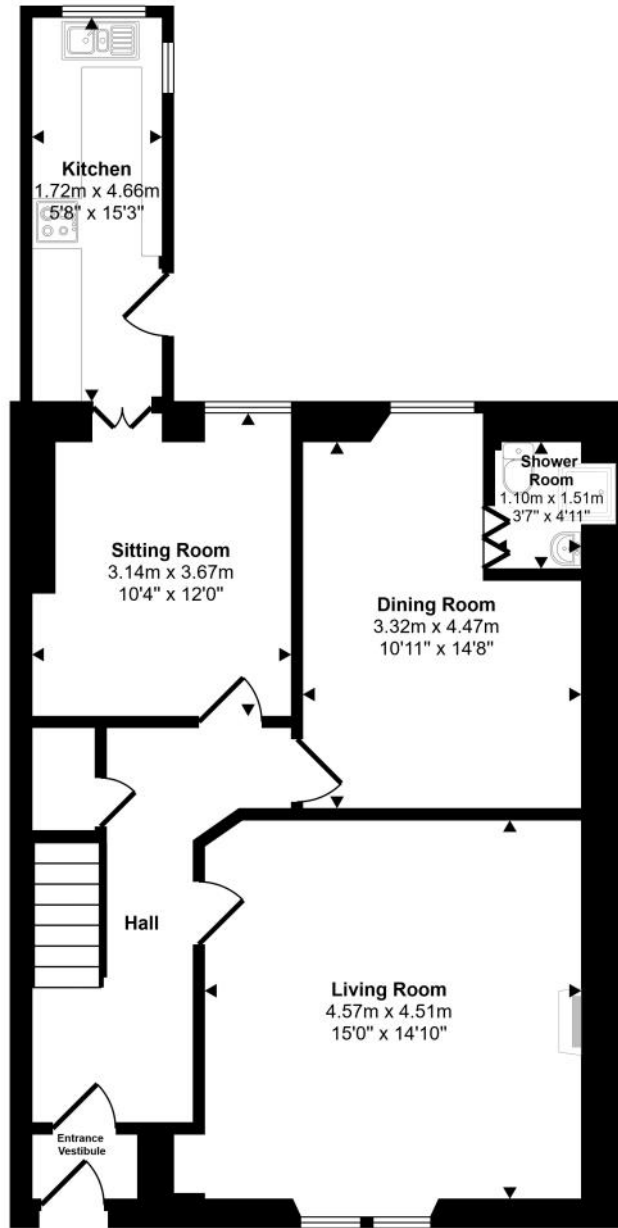


Living Room

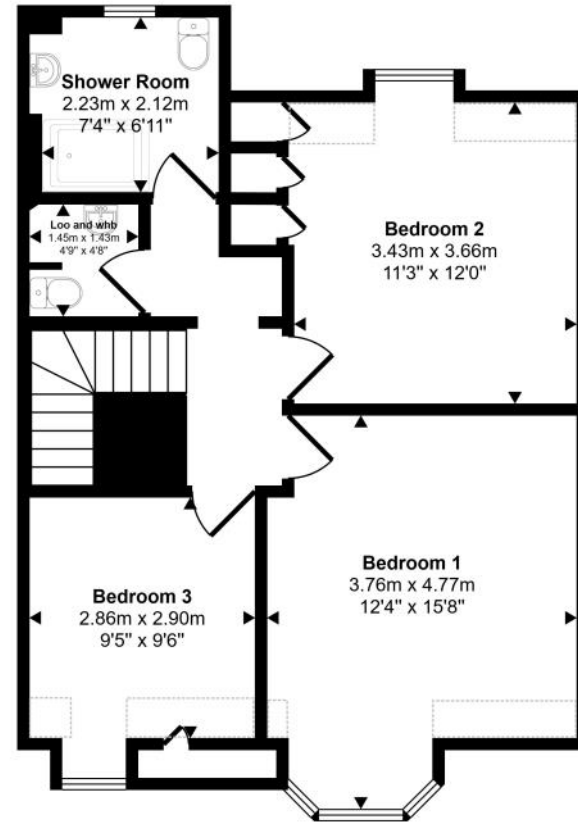


Dining Room

Approx Gross Internal Area
135 sq m / 1449 sq ft



Ground Floor
Approx 77 sq m / 829 sq ft



First Floor
Approx 58 sq m / 620 sq ft



Living Room



Kitchen



Sitting Room



Dining Room



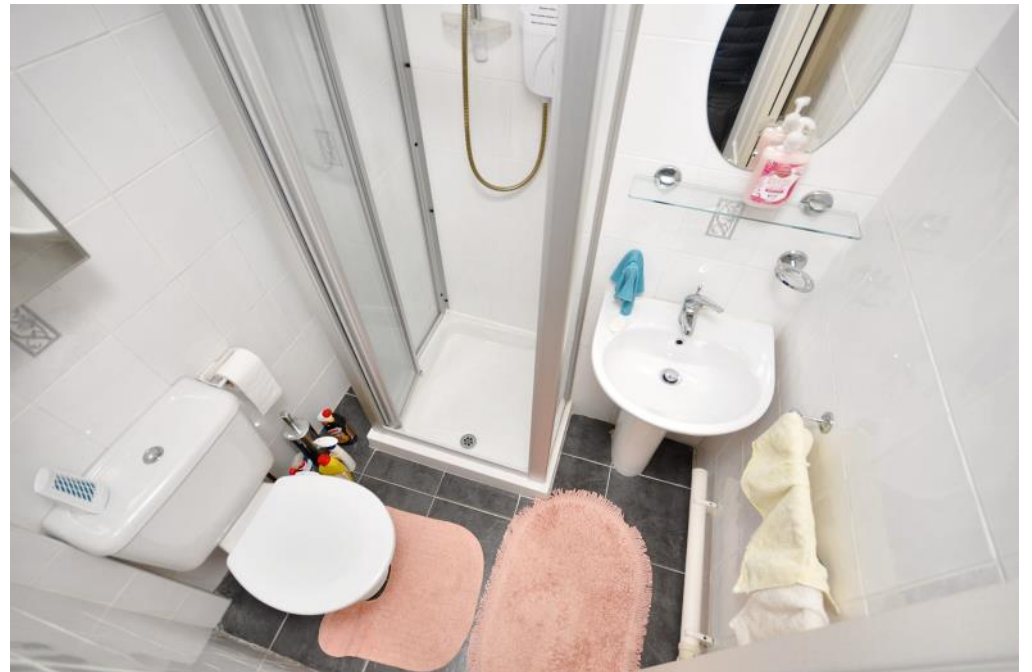
Hall



Hall



Entrance Vestibule



Shower Room



Hall



Stair



Landing



Landing



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Shower Room



Loo & WHB



Bedroom 3



Back



Paved Terrace at Back Door

Location

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

Directions

Travelling to Girvan from Ayr on A77. Arrive in Girvan and proceed ahead to traffic lights at town square/clock tower. Here turn right and proceed to mini roundabout at harbour side. Take first exit left to Henrietta Street. Proceed ahead. The house is situated on the left hand side.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (60)

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.



Back Garden



Back Garden



Back Garden



Garage, Greenhouse & Shed



Front

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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