



THOMAS MURRAY
PROPERTY



23 & 25 Bridge Street

Girvan

KA26 9HH



View from rear



View from rear



Sitting Room



Living Room



Kitchen



Cafe



Cafe



Cafe



Café | Food Prep Area



Living Room



Sitting Room

23 & 25 Bridge Street, Girvan

Substantial middle terrace mixed use property comprising large 5 bedroom house and former café

The property is situated in a central position with views over river and harbour and 5 minutes walk to the beach. All local amenities are easily accessible

The property is in the town's Conservation Area

No23 is the residential part of the property comprising

Entrance Vestibule

Hall

Sitting Room

Bedroom 4

Kitchen

Rear Vestibule

Shower Room

Upstairs

Living Room

4 Bedrooms

Bathroom

From the half landing there is a door which opens to the roof

Floored and Lined Attic which could have further development possibilities

No25 is the former café which consists of

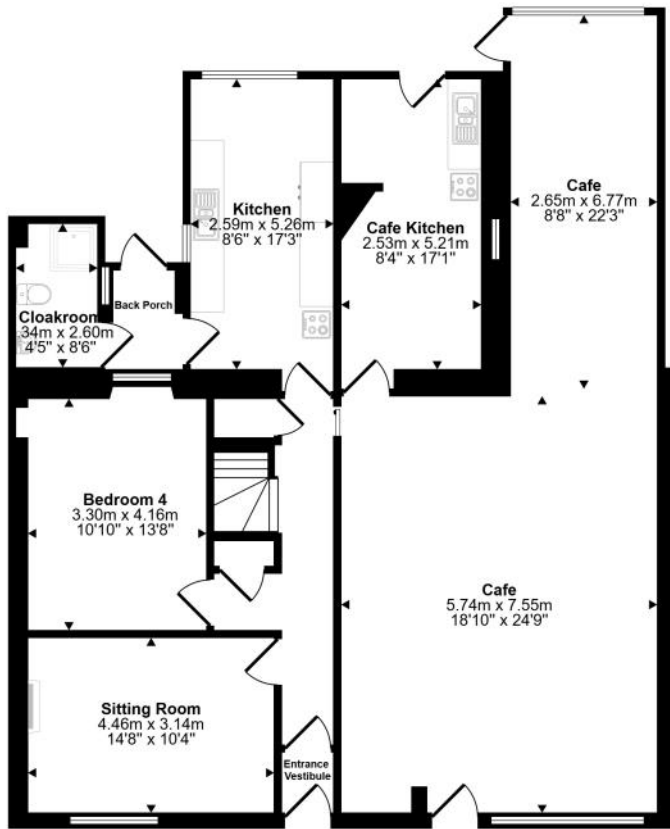
Sitting/Table Area and Counter

Food preparation area

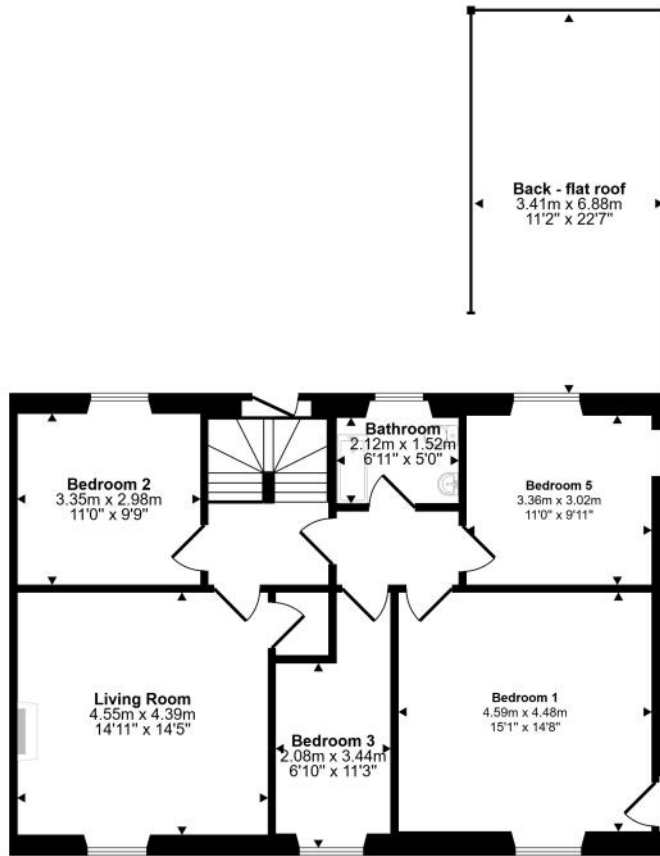
There is a small yard with outhouse

A large property fantastic potential

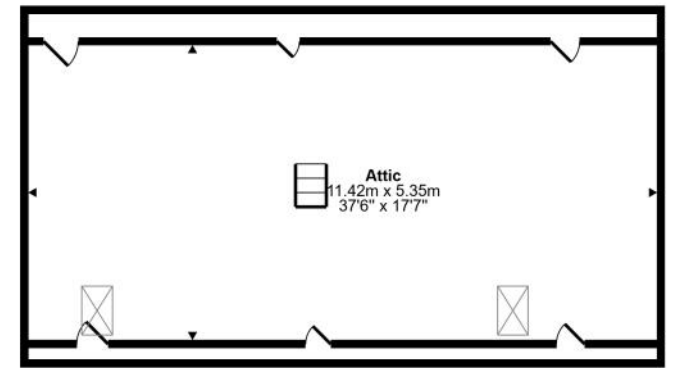
Approx Gross Internal Area
313 sq m / 3370 sq ft



Ground Floor
Approx 148 sq m / 1589 sq ft



First Floor
Approx 94 sq m / 1011 sq ft



Second Floor
Approx 72 sq m / 771 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.



Hall



Hall



Kitchen



Kitchen



Rear Vestibule



Shower Room



Back Yard



Back Yard



Stairwell



Upper Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bedroom 5



Bedroom 5



Bathroom



Bathroom



Floored Attic



Floored Attic



Back of Building



Flat Roof Space

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 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

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

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 building is located on the right hand side.

General Comments

If the attic space is to be adapted then any development of the space would be subject to obtaining the appropriate consent.

Any change of the café away from say commercial to residential would be subject to obtaining change of use consent

Council Tax Band | 23 Bridge Street Band D

Rateable Value | 25 Bridge Street £2,750

Energy Efficiency Rating | 23 Bridge Street D66 and 25 Bridge Street (non domestic) G125

To view contact



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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.



Front



View

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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