



2 Duncan Street

Girvan

KA26 9AX





Living Room





Kitchen



Living Room





Kitchen



Living Room



Kitchen

## 2 Duncan Street, Girvan

Spacious 2 bedroom flat in a great location right in the centre of town on a corner site and only a 5 minute walk to the beach

The flat comes with a Garage

Parks, schools, shops and the railway station are all easily accessible

The flat has a lovely interior comprising

Main Door Entrance

Hall

Living Room

Dining Kitchen

Bedroom 1

Bedroom 2

Bathroom

Floored and lined attic providing 2 areas

Double glazed (not attic area) and Gas central heating

Courtyard at rear accessed separately from Duncan Street

The flat is on a prominent site on the corner of Duncan Street and Dalrymple Street

Well worth viewing

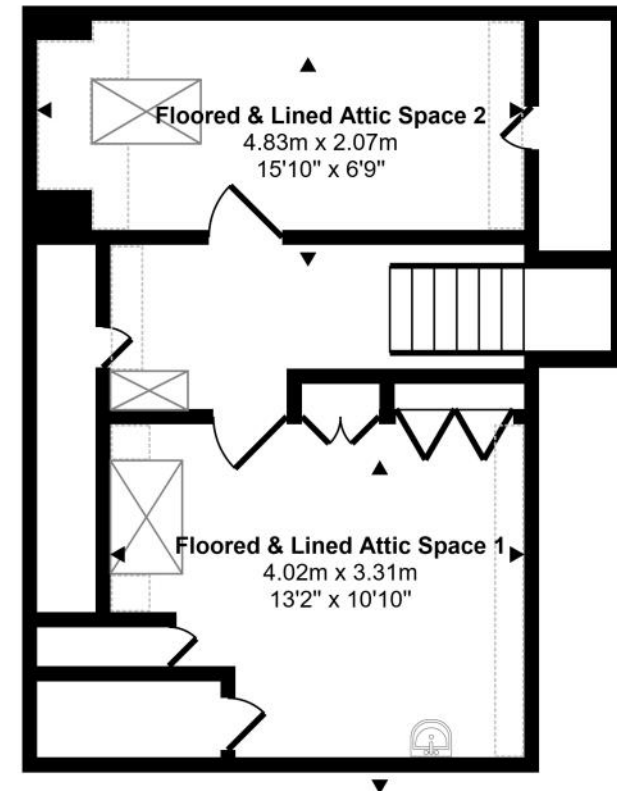
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; 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

Approx Gross Internal Area  
104 sq m / 1120 sq ft



First Floor  
Approx 66 sq m / 710 sq ft



Second Floor  
Approx 38 sq m / 410 sq ft

Denotes head height below 1.5m

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.





Entrance



Stairs to inner door



Hall



Hall





Hall



Living Room



Kitchen



Bathroom



Bathroom





Bedroom 1





Bedroom 2





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Floored & Lined Attic Space 1



Floored & Lined Attic Sapce 1



Floored & Lined Attic Space 2



Floored & Lined Attic Space 2





Floored & Lined Attic



Stairs to Floored & Lined Attic



Courtyard



Courtyard





Side Elevation



Back

### Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. Turn right Duncan Street. The entrance to the flat is a short distance along on the righthand side.

### General Comments

Home report available upon request.

We understand that proprietor of the Paper Shop has a right of access to the Courtyard and the pathway to Duncan Street

There is a door (not used) from the flat to the Paper Shop. We understand that the proprietor of the Paper Shop is having this door blocked up. This is on the ground floor as you enter the flat from the street.

### Council Tax Band

C

### Energy Efficiency Rating

D (61)

To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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.



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