



THOMAS MURRAY
PROPERTY



9 Young Street

Girvan

KA26 0AJ



View from Garden



Living Room



Dining Room/Sitting Room



Kitchen

9 Young Street, Girvan

Detached, 2 bedroom, 2 reception room bungalow standing in a good size garden in a great location 70 meters from the beach

The house comprises

Entrance Vestibule

Hall

Living Room with view to sea and Ailsa Craig

Dining Room

Kitchen

Utility Room

Back Porch

Bedroom 1

En Suite Shower

Bedroom 2

Bathroom

Double Glazed. Gas central heating

Good size loft with further possibilities

The garden extends around the house

There is a drive to a garage and there is also a timber shed

Some modernisation required

A lovely house in a lovely situation, viewing is recommended

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

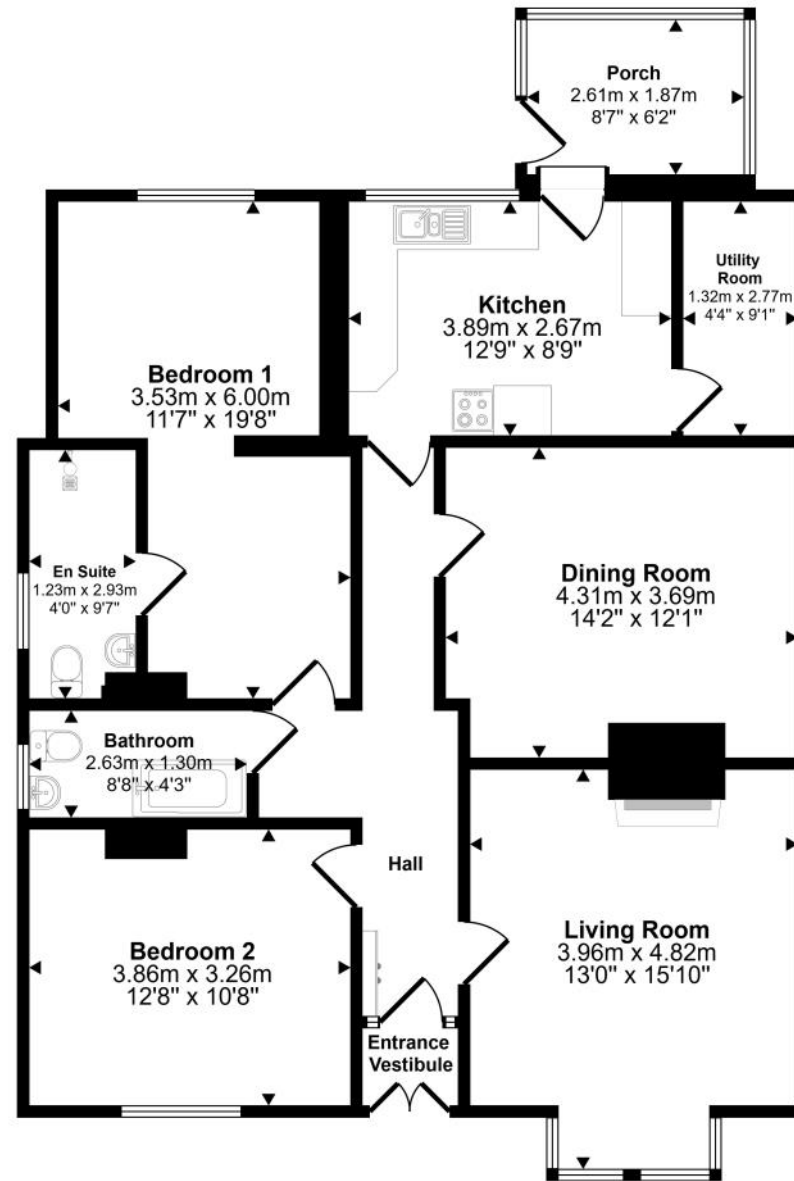


Living Room



Dining Room/Sitting Room

Approx Gross Internal Area
106 sq m / 1143 sq ft



Floorplan

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.



Kitchen



Living Room



Dining Room/Sitting Room



Living Room



Kitchen



Utility Cupboard



Back Porch



Back Porch



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



En Suite



En Suite



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Front Garden



Side



Rear Elevation



Back Garden

Directions

Travelling to Girvan from Ayr on A77. Proceed to traffic lights at town square/clock tower. Here turn left, Knockcushan Street. Continue ahead to mini roundabout at harbour side. Take 1st exit left and proceed ahead on Henrietta Street. Passing Stair Park proceed to right turn into Young Street. The house is a short distance along on the left hand side

General Comments

Home report available upon request.

The flat roof was renewed in March 2025 with the installation of a new Perma Rubber covering.

Any development of the attic space is subject to obtaining the appropriate local authority consents

The value/guide price reflects that the house is non-traditional construction.

The timber garage is in poor condition.

The shower room was installed by way of funding from a local authority grant.

Council Tax Band

C

Energy Efficiency Rating

D (62)

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.



Front Elevation



Back Garden



Back Garden



Back Garden



Front Elevation

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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