



16 Montgomerie Street
Girvan
KA26 9HE



Back



Back



Living Room



Dining Kitchen



Dining Kitchen



Living Room



Dining Kitchen

16 Montgomerie Street, Girvan

Attractive semi detached, 4 bedroom house
with lovely garden and wide driveway with parking for 2 cars

The house is in a good location for easy access to schools, parks, ASDA and railway station.
The beach is 10 minutes walk

This substantial house built circa early 1900s has been upgraded by the present owners of
12 years.

The spacious interior is nicely presented and a variety of period features have been retained
such as decorative plaster cornice, doors and architraves, elegant staircase with wrought
iron balustrade and timber rail and beautiful stain glass window over the staircase

The houses comprises

Hall

Living Room

Stunning Dining Kitchen with double glazed French Doors to garden

Bedroom 1

Bathroom with slipper bath, shower stall, wash hand basin and WC

Upstairs

Bedroom 2

Bedroom 3

Bedroom 4

Cloakroom with WC and wash hand basin

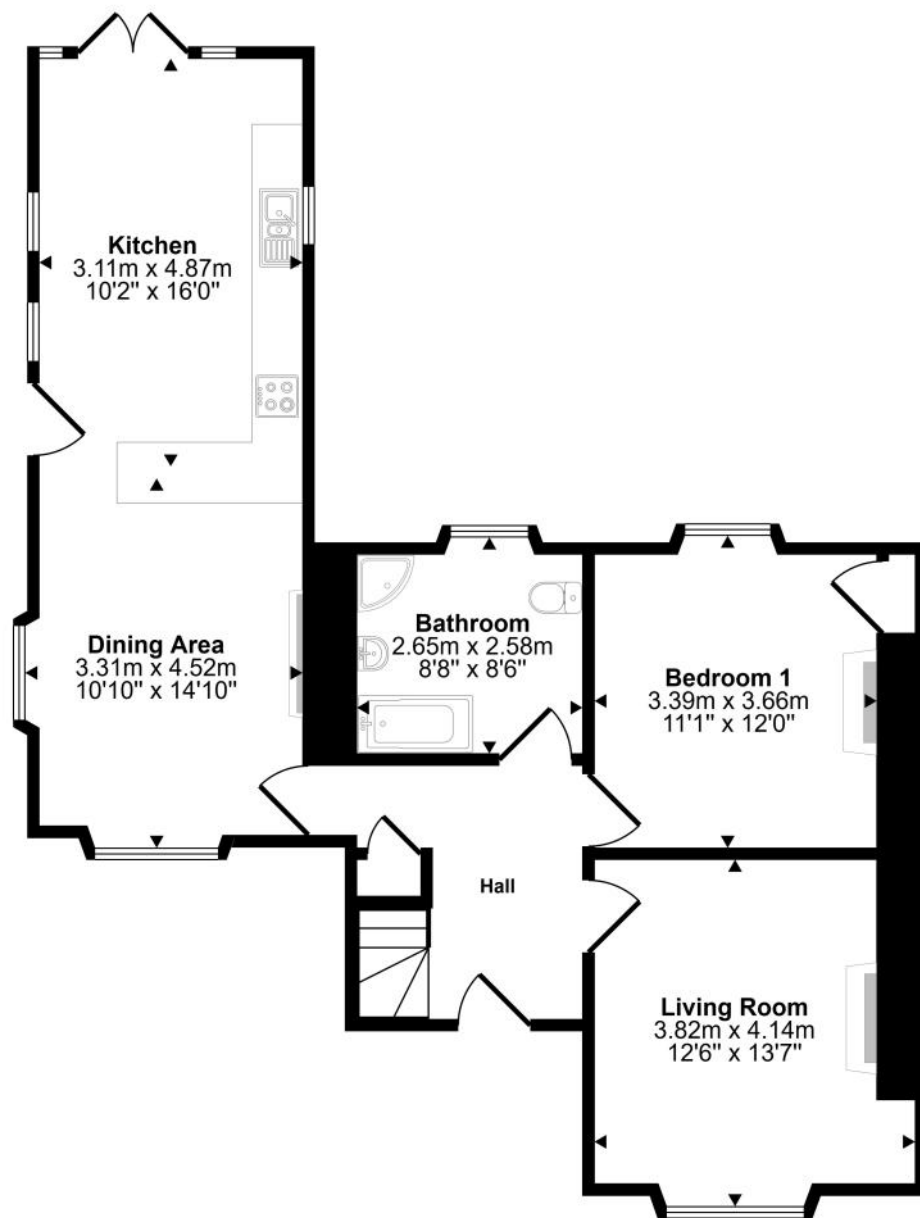
Double glazed. Gas central heating

Lovely, level garden with patio, lawn and play area. Large timber shed with light and power

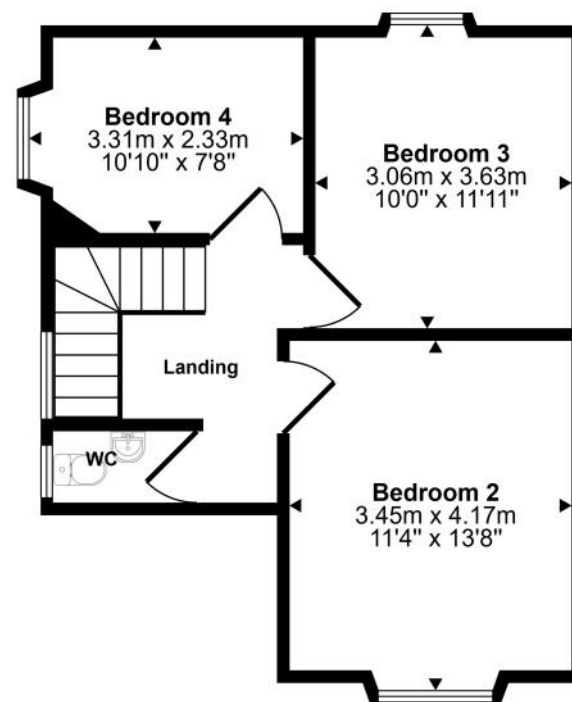
A beautiful home with great character. Viewing is absolutely essential

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 (this
called The Quay Zone); 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

Approx Gross Internal Area
119 sq m / 1285 sq ft



Ground Floor
Approx 77 sq m / 829 sq ft



First Floor
Approx 42 sq m / 456 sq ft



Dining Kitchen



Living Room



Living Room



Dining Kitchen



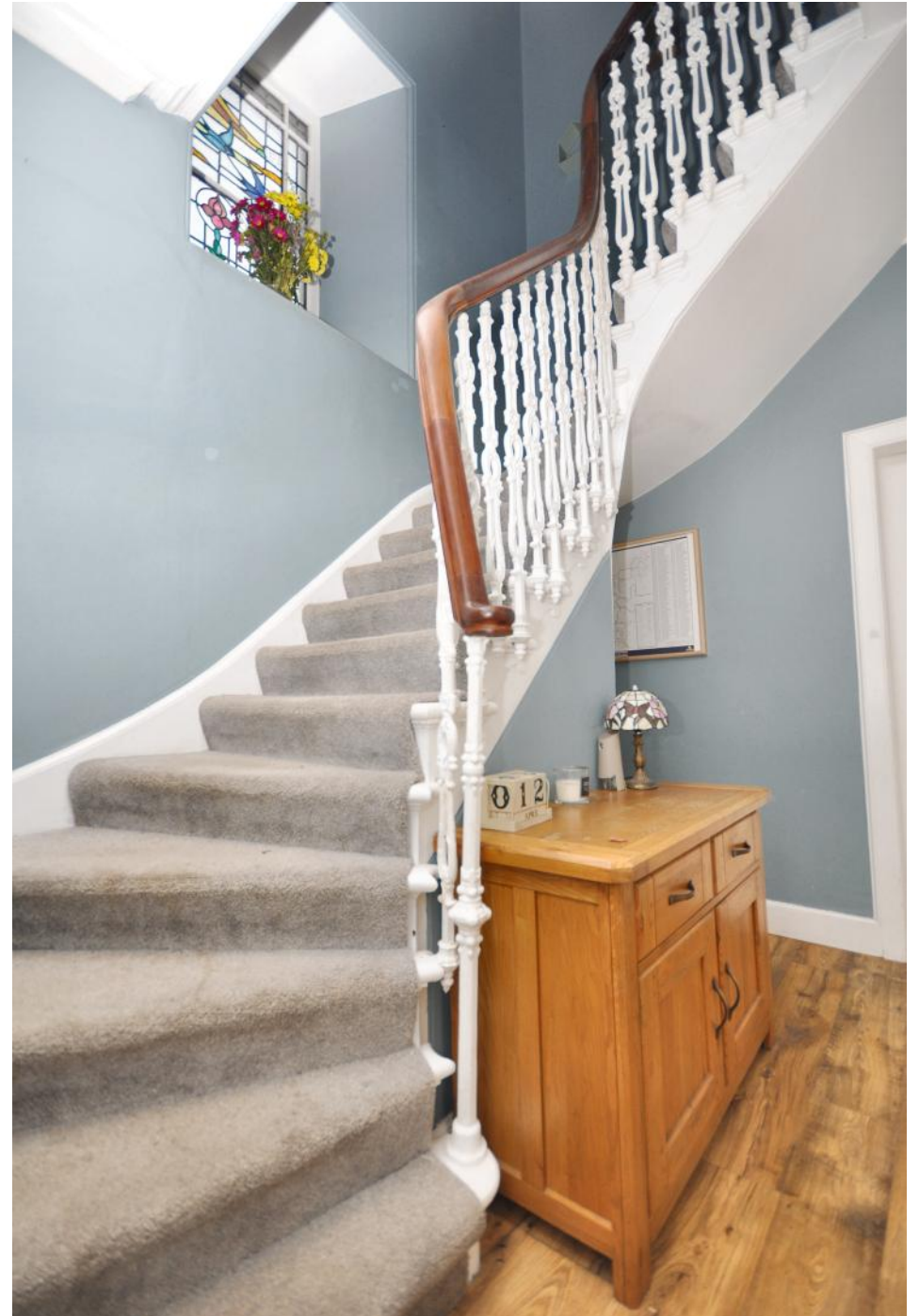
Dining Kitchen



Hall



Hall



Hall



Bathroom



Bathroom



Bathroom



Bedroom 1



Bedroom 1



Stairwell



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



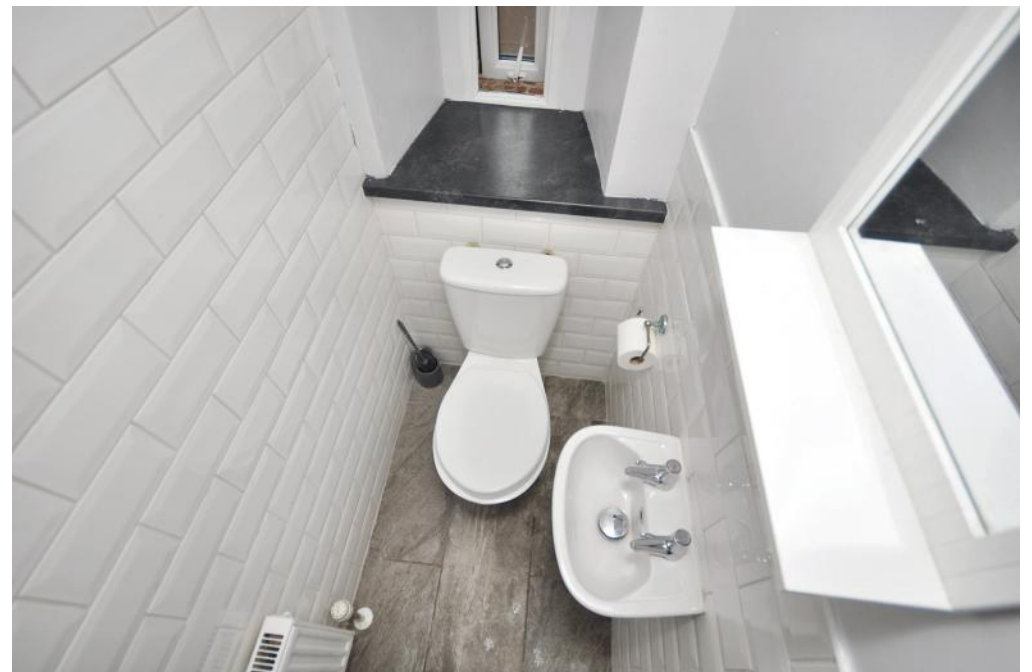
Bedroom 4



Original stain glass window



Stairwell



Toilet with wc and whb



Back



Back

Directions

Directions Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing opposite ASDA turn left to Montgomerie Street. Proceed ahead where the house is situated further along on the left hand side just next to North Parish Church .

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

General Comments

Home report available upon request.

Council Tax Band

E

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.





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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com