



THOMAS MURRAY  
PROPERTY



9 Smith Crescent  
Girvan  
KA26 0DU



Front Garden and Outlook



Living Room



Kitchen



Living room



Kitchen



Living Room



Kitchen

## 9 Smith Crescent, Girvan

Situated in a nice street and enjoying an attractive outlook this a 2 bedroom end terrace house with porch extension, garden and off street parking

The house is about 14 minutes walk to the beach. Schools, parks and shops are all readily accessible

The accommodation comprises

Hall

Living Room

Kitchen

Side Porch

Upstairs

Bedroom 1

Bedroom 2

Shower Room

Double Glazed. Gas Central Heating

Garden spaces to front and back

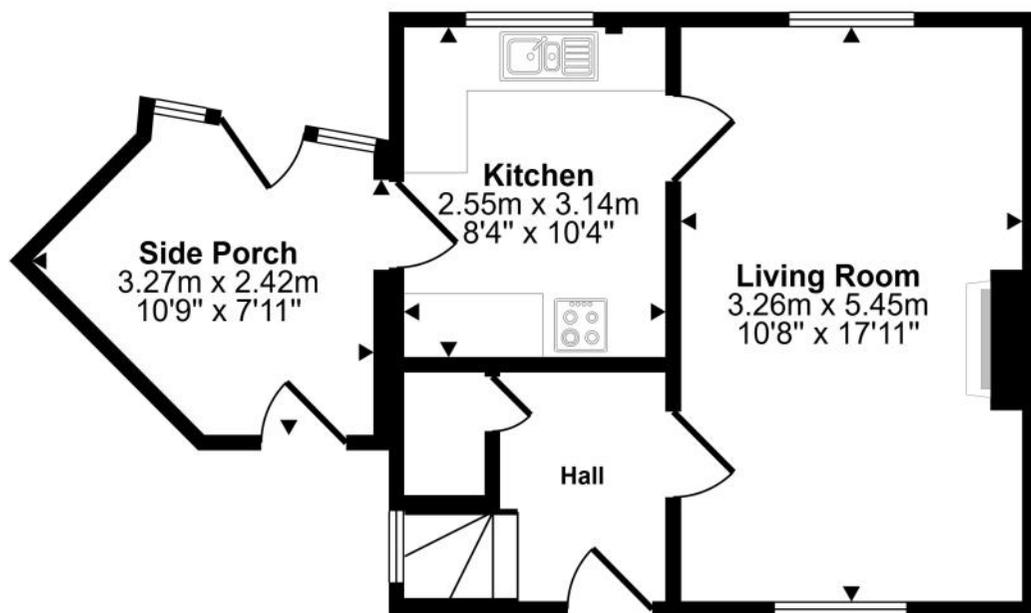
A decent house, some improvements required but with super potential and in a good location

Well worth viewing

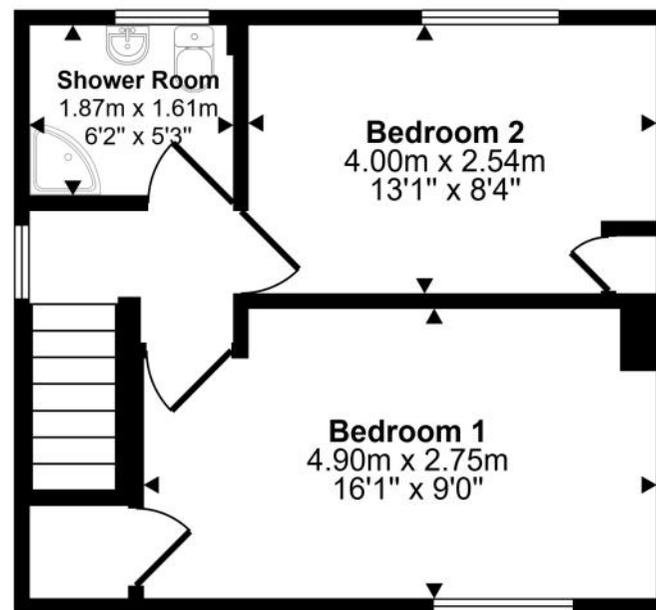
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; 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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

Approx Gross Internal Area  
73 sq m / 786 sq ft



Ground Floor  
Approx 40 sq m / 434 sq ft



First Floor  
Approx 33 sq m / 352 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



Back Porch



Back Porch



Landing



Bedroom 1



Bedroom 1



Shower Room



Bedroom 2



Bedroom 2



Shower Room



Living room



Front



Back

### Directions

Travelling to Girvan from Ayr on A77 proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed to the top of The Avenue and turn right Coalpots Road. Continue a head for 0.5 mile and turn right to Todd Street and then left to Smith Crescent. The house is situated toward the end of the road.

### General Comments

Home report available upon request.

### Council Tax Band

A

### Energy Efficiency Rating

E (47)

### 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.



Front



Back Garden



Back Garden



Back

### 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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