



THOMAS MURRAY  
PROPERTY



1 Church Square

Girvan

KA26 9HT



Outlook from the front of house toward Church Square



Living Room



Kitchen



Living Room



Kitchen

## I Church Square, Girvan

Lower portion of distinctive Category B Listed building overlooking Church Square

There is off road parking which is shared with the proprietor of 2 Church Square

The house in a good location, only 8 minutes walk to the beach. ASDA, the railway station, parks and schools are all readily accessible. Situated in the towns Conservation area

The house comprises

Entrance Vestibule

Hall

Living Room with woodburning stove

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Single glazed in timber casements

The house comes with a small garden area

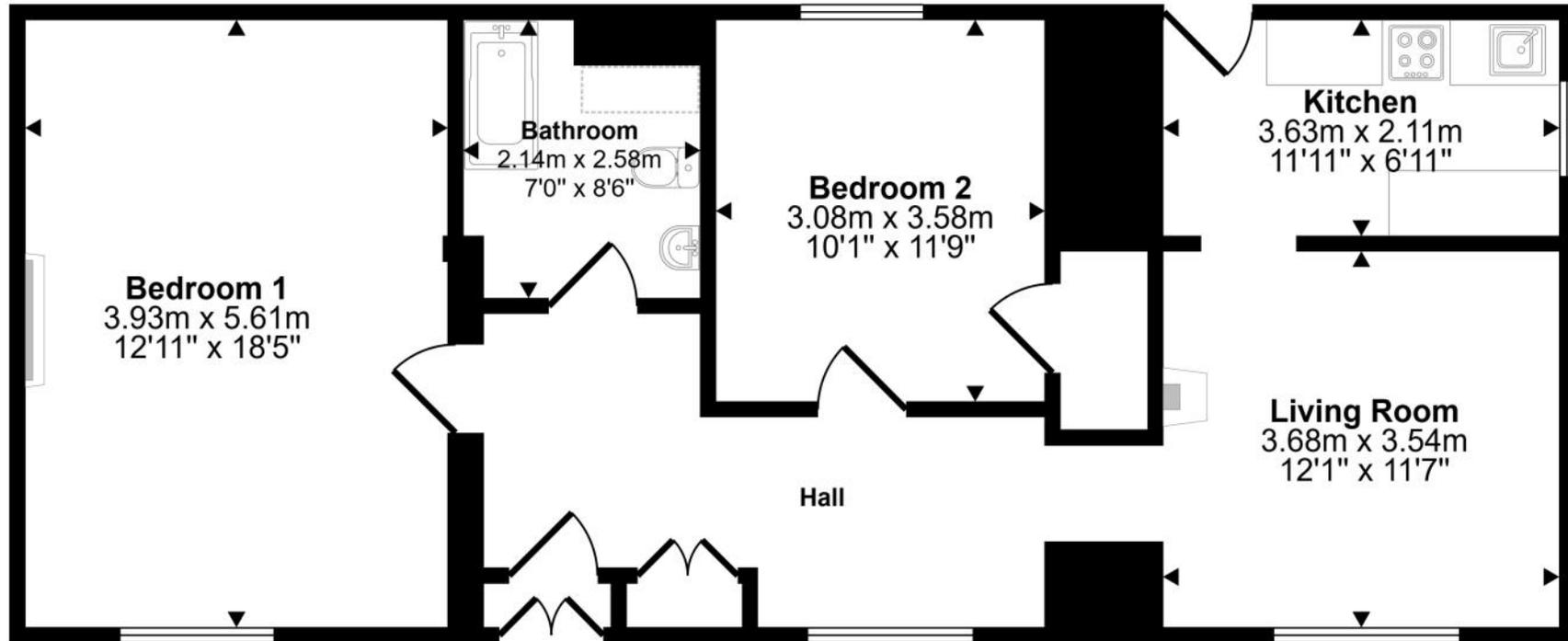
A spacious property with potential for further improvement

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 (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  
81 sq m / 874 sq ft



## Floorplan

 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.



Bedroom 1



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Hall



Living Room



Living Room



Kitchen



Garden Entrance



Back



Garden

### Directions

Travelling from Ayr on A77. Continue ahead on Vicarton Street and at pedestrian crossing, opposite ASDA, turn left, Montgomerie Street. Proceed ahead to the end of Montgomerie Street and bear right to Church Square, the house is situated on the right hand square. There is parking is on street

### General Comments

Home report available upon request.

At the side of the house is an area in mono block accessed through double gates. The mono block area, some of which is now growing plants, is shared with the proprietor of 2 Church Square. The garden which forms part of the house is situated at the back of the mono blocked area.

### Council Tax Band

Band B

### Energy Efficiency Rating

E39

### 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.



Garden



Garden



View



Front

### 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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