



THOMAS MURRAY
PROPERTY



1 Forest Bank

Kilgrammie

KA26 9LD



View from front of property



I Forest Bank
Kilgrammie
Nr Girvan

Development possibility

The house is in very poor condition and is of non conventional construction and as such is classed as defective.

The house is not mortgageable

From the site there is an attractive outlook across surrounding countryside

Large garden backing on to woodland

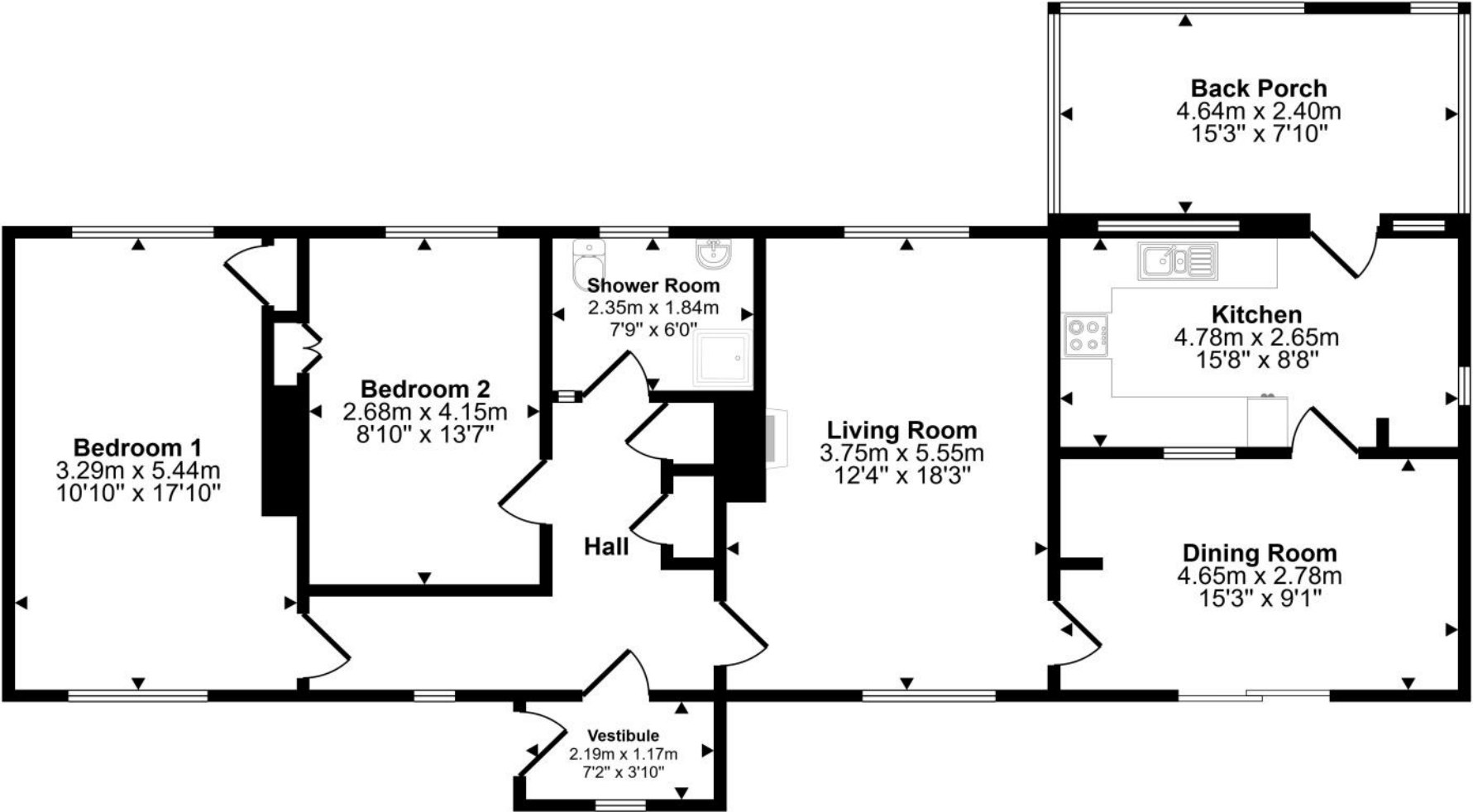


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. Turnberry

Hotel and Golf courses are close at hand as is Culzean Castle and Country Park

Girvan 6.8 miles | Ayr 28 miles | Prestwick Airport 32.5 miles | Glasgow 62.8 miles

Approx Gross Internal Area
108 sq m / 1163 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.



Living Room



Dining Room



Kitchen



Porch



Hall



Shower Room



Bedroom 1



Bedroom 2



Front



Back

Directions

Travelling from Ayr. Continue to Girvan on A77 and just before arriving at Girvan take left turn signpost B741. Continue on this road for about 4.8 miles and turn sharp left onto unclassified road the entrance to where the property is located is about 0.6 miles. Take the unmade road and the property for sale is the second house along on the left hand side

General Comments

Home report available upon request.

The house is in poor condition throughout and is not mortgageable. The house is of non-traditional construction and as such is classified as defective under Part 14 of the Housing (Scotland) Act 1987.

The property is accessed by way of an unmade road.

It is assumed that drainage is to septic tank

It is assumed that water is from mains

Council Tax Band

Band C

Energy Efficiency Rating

F24

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.



Back Garden



Back Garden



Back Garden



Back Garden



View from front of property



Approach Road

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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