



THOMAS MURRAY  
PROPERTY



20E Henrietta Street

Girvan

KA26 9AL





Living Room



Kitchen





Living Room



Kitchen

## 20E Henrietta Street, Girvan

First Floor, 1 bedroom flat situated in a distinctive sandstone building in a great location, only 2 minutes walk to the beach

The building is on the corner of Henrietta Street and Ailsa Street West. Shops, parks and the harbour are all easily accessible

The flat is well presented and comprises

Hall

Spacious Living Room

Kitchen

Bedroom

Shower Room

Gas central heating. Double glazed

Parking and shared drying green

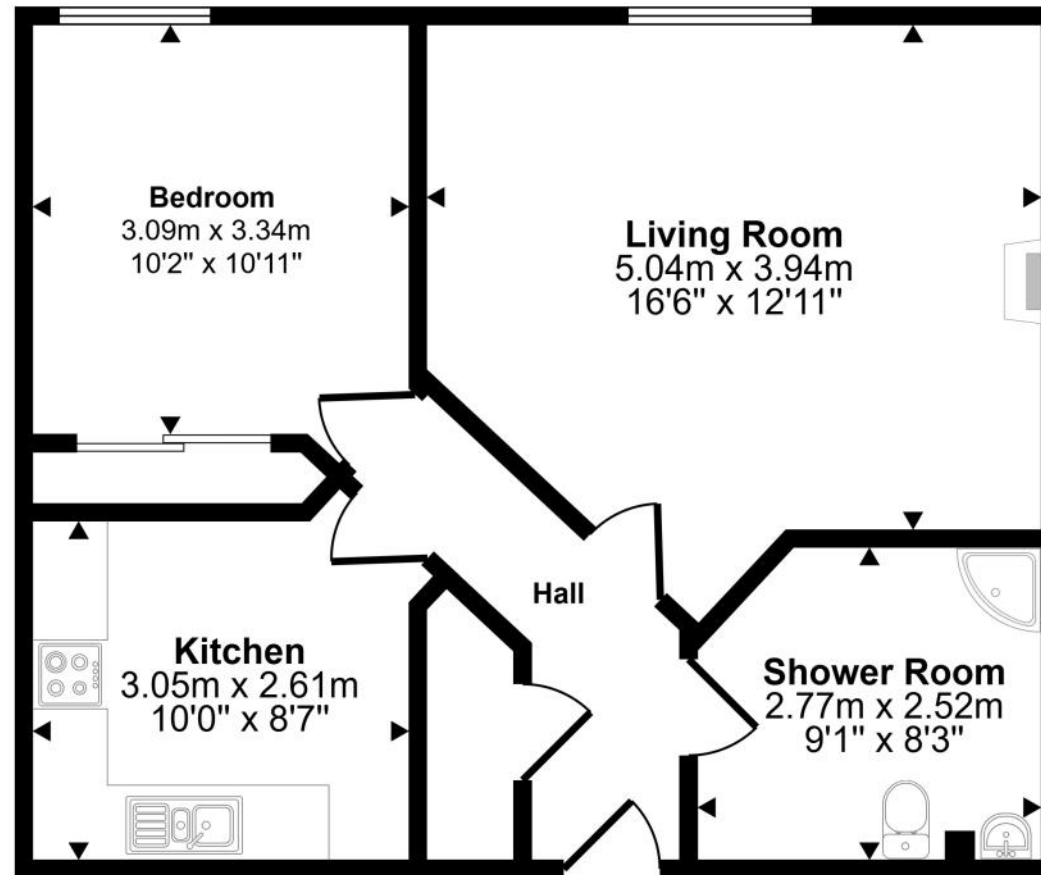
A great location handy for all local amenities

Viewing is highly 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 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area  
55 sq m / 587 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



Living Room



Hall



Hall





Bedroom



Bedroom



Bedroom



Shower Room



Shower Room





Entrance to Flat



Car Park

### Directions

On entering Girvan travelling from Ayr proceed ahead and continue to traffic lights at town square/clock tower. Here turn right, Knockcushan Street and continue to mini roundabout at harbour. Take first exit left to Henrietta Street. Continue ahead, past the junction to Ailsa Street West. Turn next right into court yard car park, enter the building by way of white timber door which in the right hand corner. Enter building and take the stairs to up to the flat.

### General Comments

Home report available upon request.

Cluny Court is factored. We are advised that the factoring charge is £60 per month.

There is a block insurance policy for the building. The contribution toward the premium from the proprietors for 2024 is £283 per annum

### Council Tax Band

B

### Energy Efficiency Rating

C (72)

### 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.





View from Ailsa Street West



### 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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