



3A Harbour Lane

Girvan

KA26 9BB





Living Room/ Kitchen



Living Room/ Kitchen





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Living Room / Kitchen

## 3A Harbour Lane, Girvan

Attractively presented 1 bedroom ground floor flat in a great location, 2 minutes walk to the beach

The flat is in lovely decorative order

The interior is arranged all on the level and comprises

Hall with built in cupboards

Spacious Living Room/stylish Kitchen comprising stylish cabinets and integrated appliances

Bedroom with fitted wardrobe

Shower Room

Double glazed. Modern electric heating

There is a well kept garden which is shared with the adjoining proprietors of this part of the building as well 4 spaces for resident parking

The flat forms part of a larger and distinctive stone building within Girvan's Conservation Area

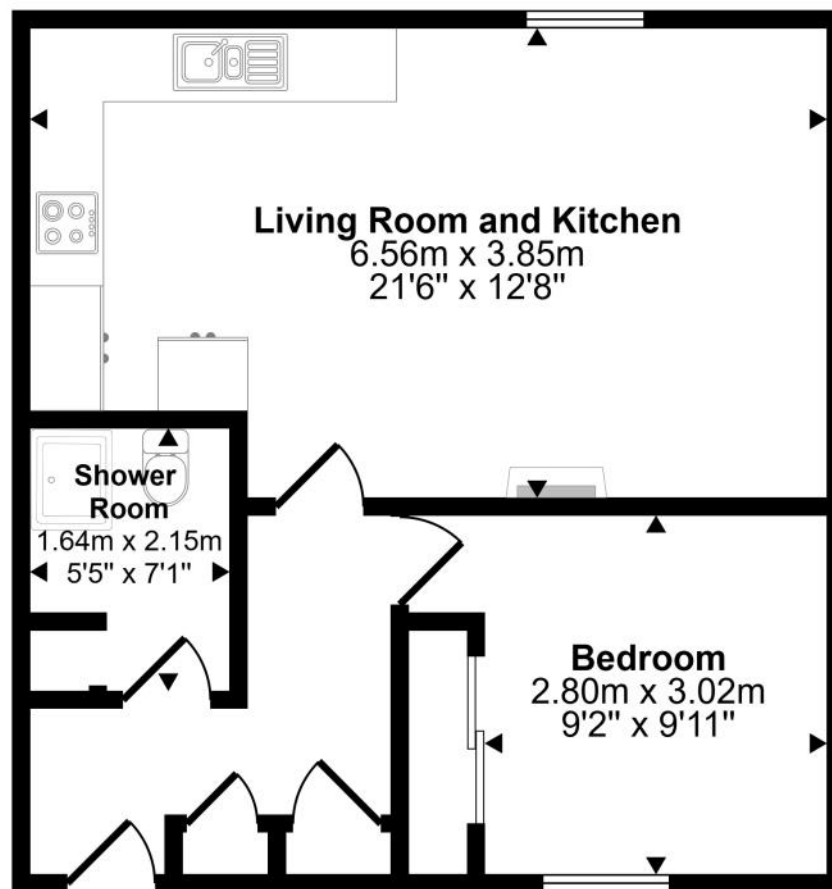
A great location handy for all local amenities

Viewing is highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, 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

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

Approx Gross Internal Area  
45 sq m / 488 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/ Kitchen



Living Room/ Kitchen



Hall



Hall



Bedroom 1





Bedroom 1



Bedroom 1



Shower Room



Shower Room





Entrance to building



Communal Garden

### Directions

Travelling from Ayr, proceed to Girvan on A77 and continue ahead to traffic lights at town square/clock tower. Here turn right, Knockcushan Street. Proceed ahead to mini roundabout at harbour and here take first exit left, Henrietta Street. Continue ahead and first right, Ailsa Street West. Proceed ahead and turn first left, Harbour Lane, with large sandstone building on left. The Property is on the corner of Harbour Lane and Ailsa Street West. Proceed a very short distance along Harbour Lane where there is space to park. The door into the building is the second door along, brown timber. Enter the building and door to the flat is on the right.

### 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

A

### Energy Efficiency Rating

E (47)

### To view contact



**Tel:** 01465 713498

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**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.



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