



THOMAS MURRAY  
PROPERTY



4 Duff Street

Girvan

KA26 9AP



Slitting Room



Dining Room



Living Room



Kitchen



Sitting Room



Dining Room

## 4 Duff Street, Girvan

Very spacious 3 bedroom middle terrace house with lovely garden

The house is only 2 minutes walk to the beach. Parks, schools and shops are all easily accessible from the house

The house comprises

Entrance Vestibule

Hall

Sitting Room

Dining Room

Living Room with patio door to garden

Dining Kitchen

Bedroom 1

En Suite Bathroom

Upstairs

Bedroom 2

Bedroom 3

Shower Room

Gas central heating. Double glazed

The level garden is mainly in lawn with paved area, small pond, pergola and timber shed.

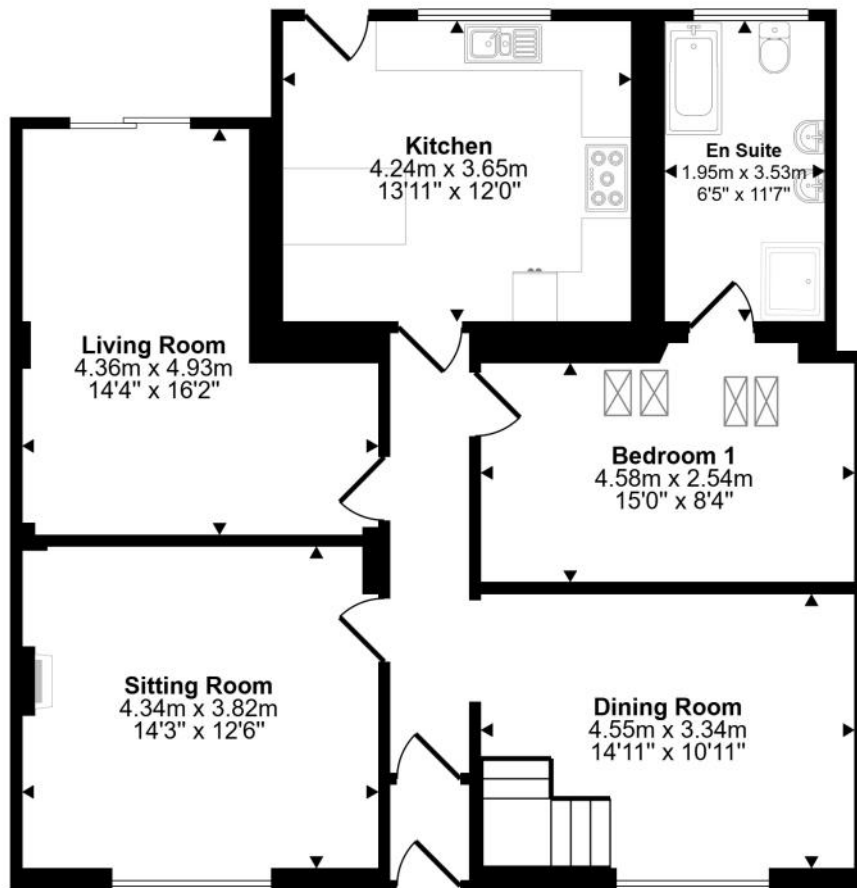
There is a footpath which provides access from the street round to the garden

Viewing of what is a lovely house 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

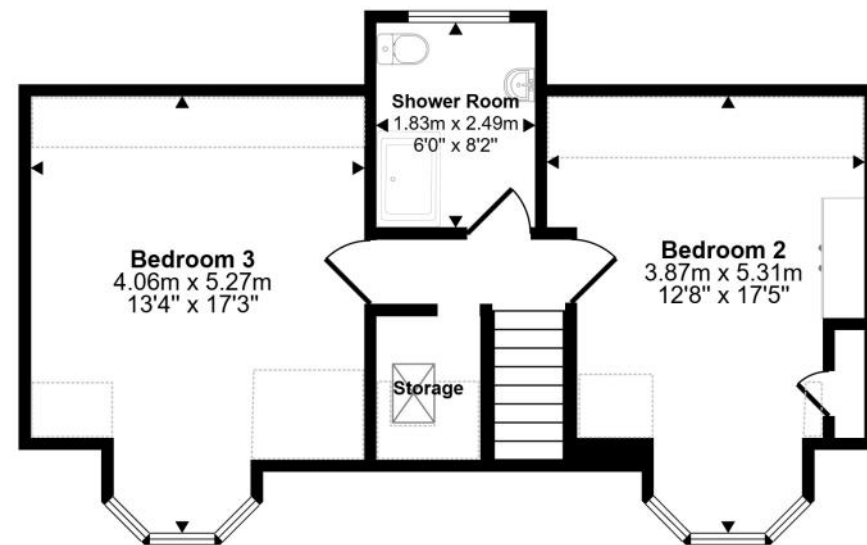
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area  
148 sq m / 1592 sq ft



Ground Floor  
Approx 99 sq m / 1069 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 49 sq m / 524 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.



Sitting Room



Living Room



Living Room



Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 1



En Suite



En Suite



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Shower Room



Back Garden



Back Garden

### Directions

On travelling to Girvan from Ayr. Approach town on A77/Vicarton Street and continue to traffic lights at town square/clock tower. Here proceed straight ahead, Dalrymple Street. Continue ahead and take 2nd right Duff Street. The house is short distance along on right, parking on street.

### General Comments

Home report available upon request.

There are 2 timber sheds but only one is remaining in the sale, this is the shed nearest the house.

### Council Tax Band

Band D

### Energy Efficiency Rating

C69

### 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.



Back Garden



Back Garden



Back Garden



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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