



THOMAS MURRAY
PROPERTY



21 Wilson Street
Girvan
KA26 9AT



Garden



Living Room



Kitchen



Living Room



Kitchen

21 Wilson Street, Girvan

Lovely 3 bedroom, end of terrace house less than 5 minutes walk from the beach

The house is in a popular street and is in a great location for easy access to shops, parks schools and railway station

The house is in good order and provides accommodation arranged all on the level comprising

Entrance Vestibule

Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Double glazed. Gas Central heating

There is good attic space which has further development possibilities

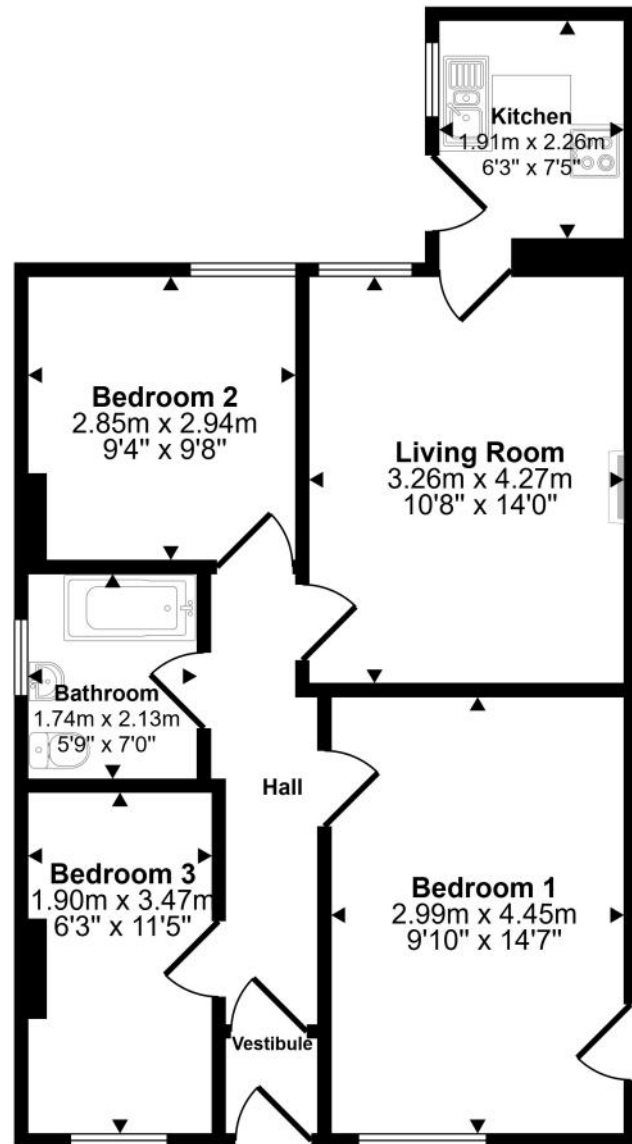
Private and sheltered garden with timber shed and a gate giving access out to a lane at the side of the house

A nice house in good part of town. 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; 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
60 sq m / 647 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
&
Hall





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1

Bedroom 2

Bedroom 3

Bathroom





Front



Garden

Directions

Arriving in Girvan travelling from Ayr on A77, proceed to traffic lights at town square/clock tower and here turn right Knockcushan Street. Continue ahead and at mini roundabout at harbour, take first exit left to Henrietta Street. Proceed ahead and take first left Ailsa Street West. Continue ahead and take second right, Wilson Street where the property is a little further along on the left hand side. Parking is on street.

General Comments

Home report available upon request.

Any future development of the attic space would be subject to obtaining the appropriate local authority consent

Council Tax Band

C

Energy Efficiency Rating

F (36)

To view contact



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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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