



THOMAS MURRAY
PROPERTY



47 Ailsa Street East
Girvan
KA26 9DF



Living Room



Dining Kitchen



Dining Kitchen



Living Room



Living Room



Dining Kitchen

47 Ailsa Street East, Girvan

Attractively presented 2 bedroom end of terrace house situated in a great location close to Victory Park, about a 6 minute walk from the beach and convenient for schools

In nice decorative order the house comprises

Entrance Vestibule

Hall

Living Room with wood burning stove

Dining Kitchen

Rear Hall

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Double glazed. Gas central heating

Small garden space

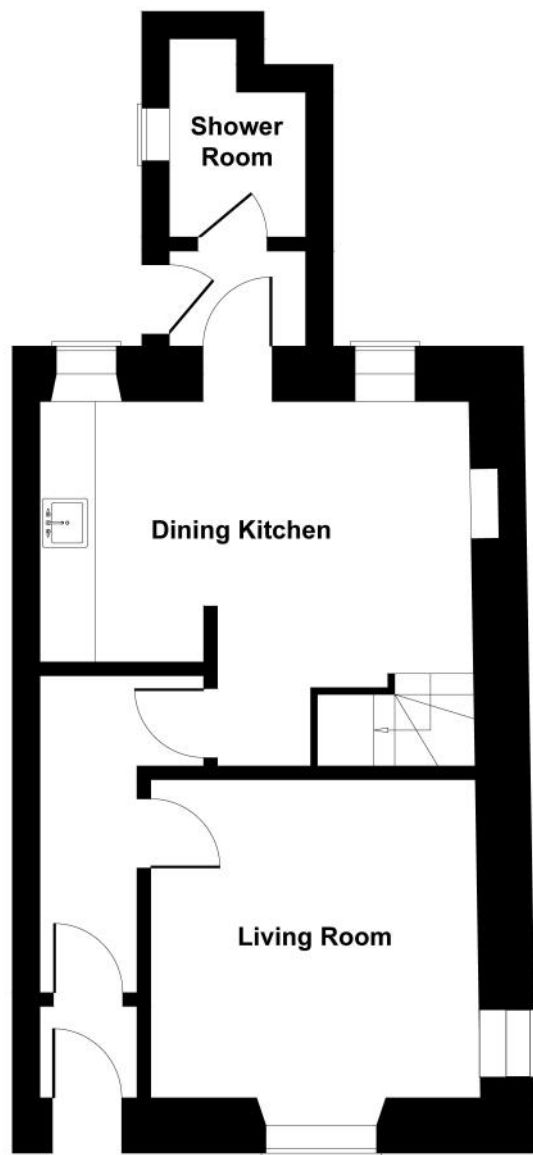
Shared drying green

The house sits on the corner of Ailsa Street East with Bank Burn Lane. Shops and railway station are readily accessible

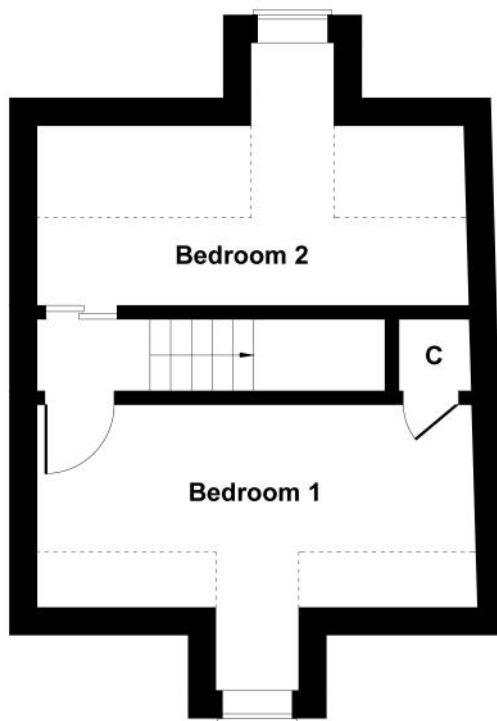
Viewing is highly recommended

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



GROUND FLOOR



FIRST FLOOR

Living Room	11'6" x 12'4"
Dining Kitchen	13'2" x 9'1" & 9'10" x 5'11"
Bedroom 1	5'4" x 15'1" & 2'11" x 2'1"
Bedroom 2	3'4" x 13'5" & 2'11" x 4'1"
Shower Room	7'7" x 4'11"

Not to Scale. Produced by The Plan Portal
For Illustrative Purposes Only.



Hall

Living Room

Dining Kitchen

Shower Rm



Kitchen





Bedroom 1



Bedroom 2



Bedroom 1
&
Bedroom 2
Shower Rm





View from Bedroom 2



Back

Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing (opposite ASDA) turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Continue ahead and turn first right Queens Drive. Proceed ahead and turn right to North Park Avenue. Go past the junction for Victory Park and then at the bottom of North Park Avenue, the house is on the right hand side at the start of Ailsa Street East. Parking is on street.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

D59

To view contact



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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.



Front



Toward Shared Drying Green

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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