



THOMAS MURRAY
PROPERTY



51

Knockcushan Street

Girvan

KA26 9AG



View from house



View from house



Living Room



Sitting Room/ Dining Room



Kitchen



Living Room



Sitting Room/Dining Room



Living Room



Sitting Room

51 Knockcushan Street, Girvan

Attractively presented, spacious 3 bedroom and 2 reception room, end of terrace house in super location overlooking the harbour and with sea views toward Arran

The beach is 2 minutes walk from the house.
Schools, parks and shops are all readily accessible

The house has a walled garden and a garage

Built circa 1900s a variety of original features are retained

Entrance Vestibule

Wide Hall

Living Room

Sitting Room/Dining Room with patio doors

Kitchen

Cloakroom with wc and wash hand basin

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Single and double glazed windows. Gas central heating

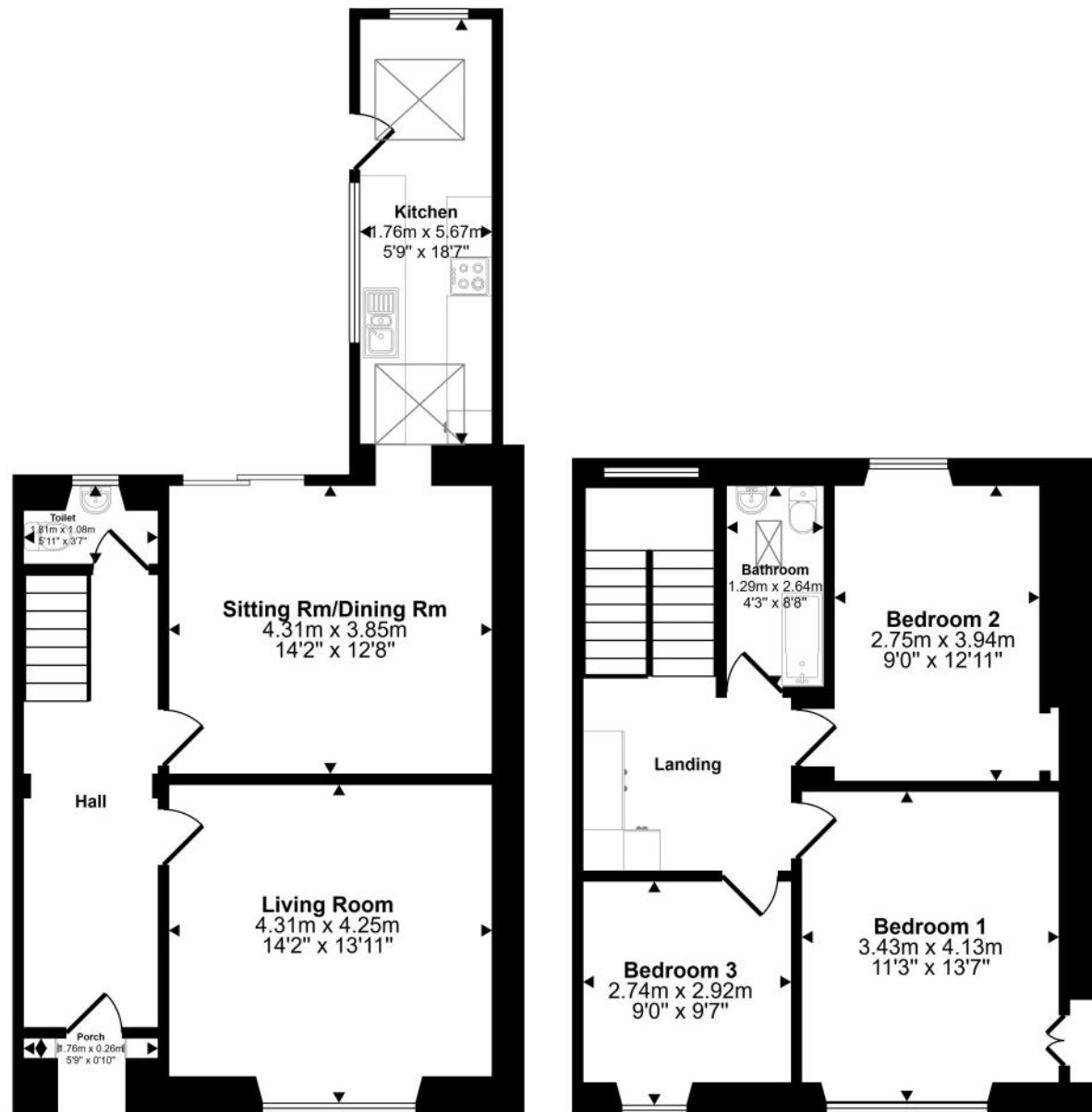
Huge attic space with great potential for conversion to create further living space – at this level the new rooms would have a fantastic sea view and across the harbour

Substantial garage/workshop with light and power access from Harbour Lane and also with side door

The house is situated in towns Conservation Area

A charming house in a nice location, viewing is essential

Approx Gross Internal Area
112 sq m / 1210 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 52 sq m / 560 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.



Stairwell



Hall



Hall



Hall



Kitchen



Dining Area



Living Room



Bedroom 2



Bedroom 1



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Landing



Bathroom



Bathroom



Landing



Staircase



Bedroom 1



Back



Back

Location

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

Directions

Travelling to Girvan from Ayr. Proceed into town and at traffic lights at the town square/clock tower, turn right, Knockcushan Street. Continue to mini roundabout and here proceed straight ahead. The house is situated a little further along on the left, the end house on the corner of Knockcushan Street and Harbour Street

General Comments

Home report available upon request.

Any development of the attic space is subject to obtaining the appropriate local authority consent

Council Tax Band

Band D

Energy Efficiency Rating

D61

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.



Garage access from Harbour Street
and side door from 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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