



THOMAS MURRAY
PROPERTY



21 Smith Crescent
Girvan
KA26 0DU



Outlook from front of house



Living Room



Kitchen



Living Room



Kitchen

21 Smith Crescent, Girvan

Attractively presented 2 bedroom, extended semi-detached home with off-street parking

Located in a pleasant residential street, the house enjoys an attractive outlook and offers comfortable accommodation in good decorative order throughout. The house is ideally positioned, approximately a 14-minute walk from Girvan's beach, with schools, parks, and shops all readily accessible.

The accommodation comprises

a welcoming Hallway,

a bright Living Room,

Kitchen,

a useful Utility Room.

Upstairs

Bedroom 1

Bedroom 2

modern Shower Room

In addition, the property benefits from a floored and lined attic

Garden areas to both the front and rear. The enclosed rear garden is bounded by a timber fence and includes a timber shed, with a side gate providing convenient access to a footpath.

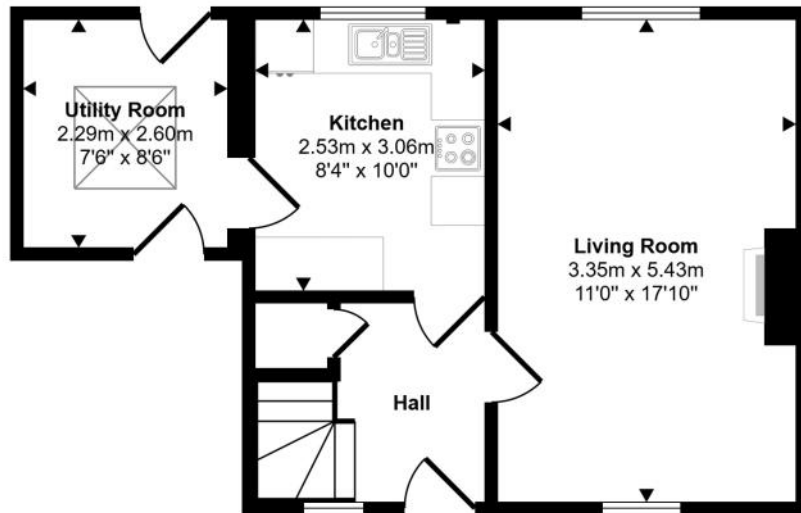
Off-street parking further enhances the practicality of this appealing home.

Overall, this is a generously sized property in a nice location and is well worth viewing to fully appreciate the space

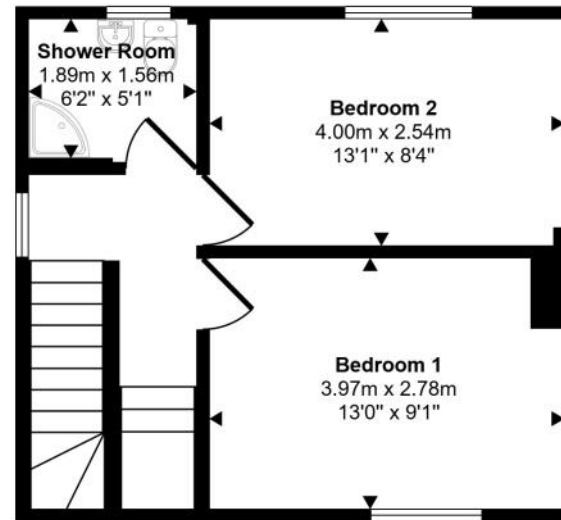
Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure complex with swimming pool and gym, a community hospital, and a town centre with a mix of independent and national retailers. The town also has an ASDA supermarket, an 18-hole golf course, an attractive seafront and harbour, and a railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf Courses, as well as Culzean Castle and Country Park, are all within easy reach.

Ayr – 22 miles | Prestwick Airport – 29 miles | Glasgow – 60 miles

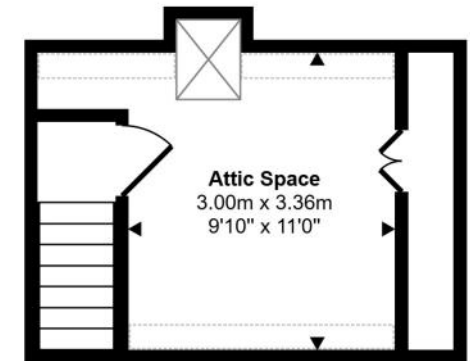
Approx Gross Internal Area
89 sq m / 956 sq ft




Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 33 sq m / 356 sq ft



Attic
Approx 16 sq m / 172 sq ft

 Denotes head height below 1.5m

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.



Hall
Living Room
&
Kitchen





Hall
Utility Room
&
Landing





Bedroom 1



Bedroom 2



Shower Room



Bedroom 1
Bedroom 2
&
Shower Room





Landing

Attic

&

Living Room





Back



Back Garaden

Directions

Travelling to Girvan from Ayr on A77 proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed to the top of The Avenue and turn right Coalpots Road. Continue a head for 0.5 mile and turn right to Todd Street and then left to Smith Crescent. The house is situated a little further along on the right hand side.

General Comments

Home report available upon request.

Council Tax Band

Band B

Energy Efficiency Rating

D (68)

To view contact



Tel: 01465 713498

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.



Back Garden



Front Garden

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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