



35 Maxwell Street
Girvan
KA26 9EJ



Living Room



Living Room



Kitchen

Mid-Terrace Two Bedroom House with Excellent Potential

Located within a popular residential terrace, this two-bedroom mid-terrace property enjoys a convenient position just a two-minute walk from Girvan railway station, with ASDA, local shops, and schooling close by. Girvan beach is approximately a 14-minute walk, making this an attractive opportunity for a range of buyers.

The property now requires modernisation, however it offers excellent potential to create a comfortable home or investment property.

The house is configured to provide

Entrance Vestibule

Hallway

Living room

Bedroom 1

Shower room

Kitchen with small utility area

Upper Floor

Bedroom 2

Bathroom

Mixture of older double glazing and single glazing. Gas central heating

Yard area to the immediate rear

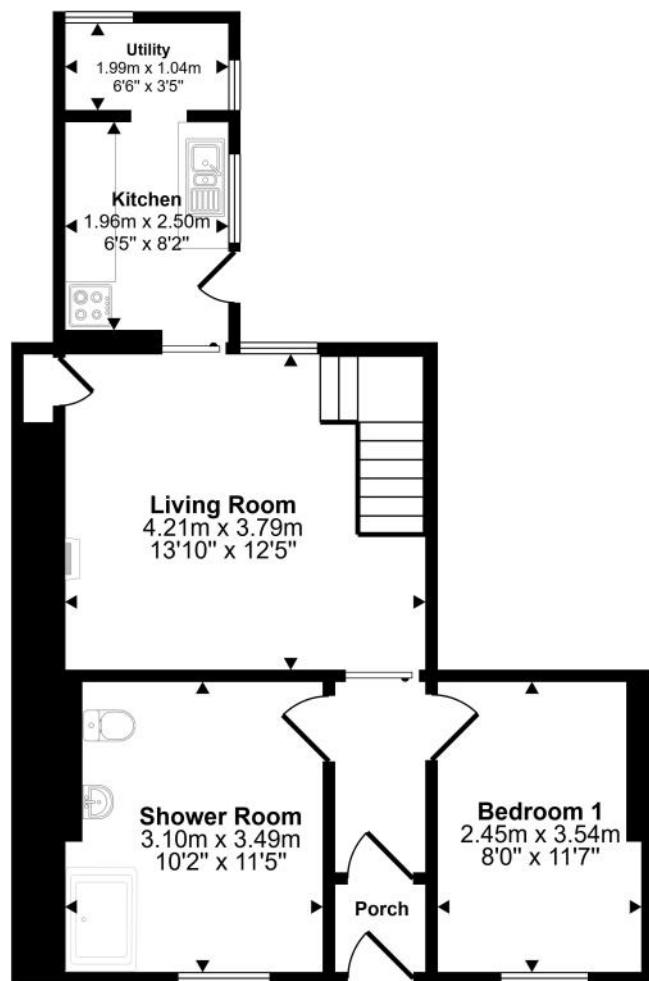
Large, level area of garden ground located across the rear path

To fully appreciate the scope for improvement and overall potential, early viewing is highly recommended

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

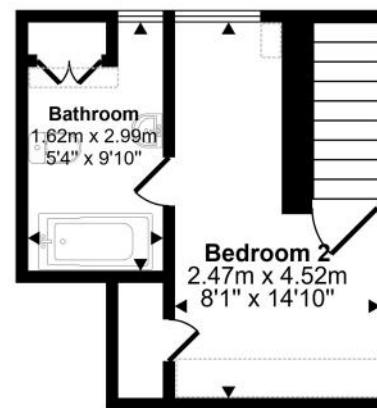
Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 53 sq m / 573 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.



First Floor
Approx 17 sq m / 187 sq ft



Hall

Living Room

Kitchen

Utility Space





Bedroom 1

&

Shower Room





Bedroom 2

Bathroom

Back Yard





Back Yard

Back Garden

&

Front



Directions

Travelling to Girvan from Ayr on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take second left, Maxwell Street. Continue ahead at Y fork bear left on Maxwell Street and continue ahead where the house is located on the left hand side.

General Comments

Home report available upon request.

The property requires improvement and modernisation and as such is sold as seen

Council Tax Band

Band C

Energy Efficiency Rating

D (55)

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.

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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