



THOMAS MURRAY
PROPERTY



16 Old Street

Girvan

KA26 9HG



View



Living Room



Kitchen



Living Room



Kitchen

16 Old Street, Girvan

This spacious first-floor, two-bedroom flat enjoys a highly convenient central location overlooking Old Street, with easy access to ASDA, the railway station, local schools and parks. The beach is 10 minutes walk from the flat

The property has gas central heating and is double-glazed.

Accessed via a shared entrance and stairwell from Old Street, the flat offers well-proportioned accommodation with excellent potential

Comprising

Hall

Living Room enjoys a front-facing outlook over Old Street

Spacious Kitchen

Bedroom 1

Bedroom 2

Shower Room

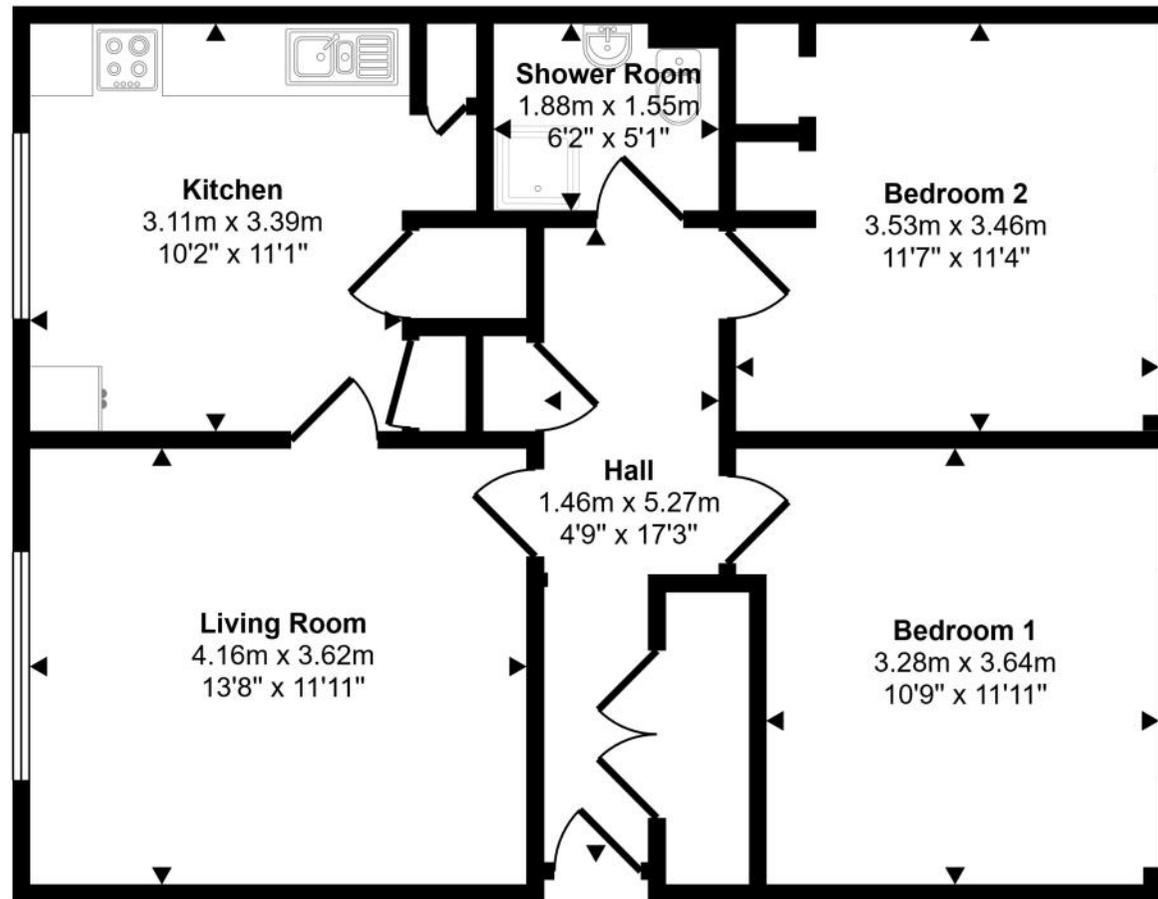
Externally, there is a shared clothes-drying area to the rear. The building can also be accessed from McConnell Square, where resident parking is available.

While the flat would benefit from some redecoration and minor improvements, it offers excellent room sizes and strong potential, making it an ideal first-time purchase or buy-to-let investment

Girvan provides a wide range of amenities including nursery, primary and secondary schooling; a leisure complex with swimming pool, gym and soft play area; a community hospital; town centre shopping; an ASDA supermarket; an 18-hole golf course; railway station with connections to Ayr, Prestwick Airport and Glasgow; and an attractive beach and harbour. The Turnberry Hotel and Golf Courses, as well as Culzean Castle and Country Park, are all close by

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area
68 sq m / 732 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.



Hall



Hall



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Outside



View

Directions

Travelling into Girvan from Ayr, proceed ahead and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Park around here and then continue on foot along paved path through the grass amenity area. The flat is on the corner entered through timber door. Take the stairs and on arriving on the first floor landing the flat is the first timber door. Alternatively, proceed to McConnell Square which is first right off Montgomerie Street. Proceed down to the bottom area of the car park. A footpath leads off to the right which brings you to back of the building.

General Comments

Home report available upon request.

Council Tax Band

A

Energy Efficiency Rating

D (68)

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.

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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