



Bridge House  
33 Bridge Street  
Girvan





Rear of property





River view





Living Room



Kitchen





Dining Room



Living Room



Kitchen

## Bridge House, 33 Bridge Street, Girvan

Occupying a river side setting this is a substantial 4 bedroom flat.

The flat is only 7 minuets walk to the beach

Double gate access to the property to a good size area of level ground offering off street parking for 4 cars

Spacious interior arranged over first and second floors of a larger semi detached building

Great location for easy access to schools, shops, parks and railway station

The flat comprises

At ground floor, Entrance Hall and Store

Staircase with arched window over stairwell

First floor

Hall

Living Room with river/harbour views,

Kitchen

Bathroom

Dining Room

Utility Room, Bedroom 4 and Shower Room.

This part of the flat with separate access for entry

Attic Floor

Bedroom 2

Bedroom 3

Shower Room

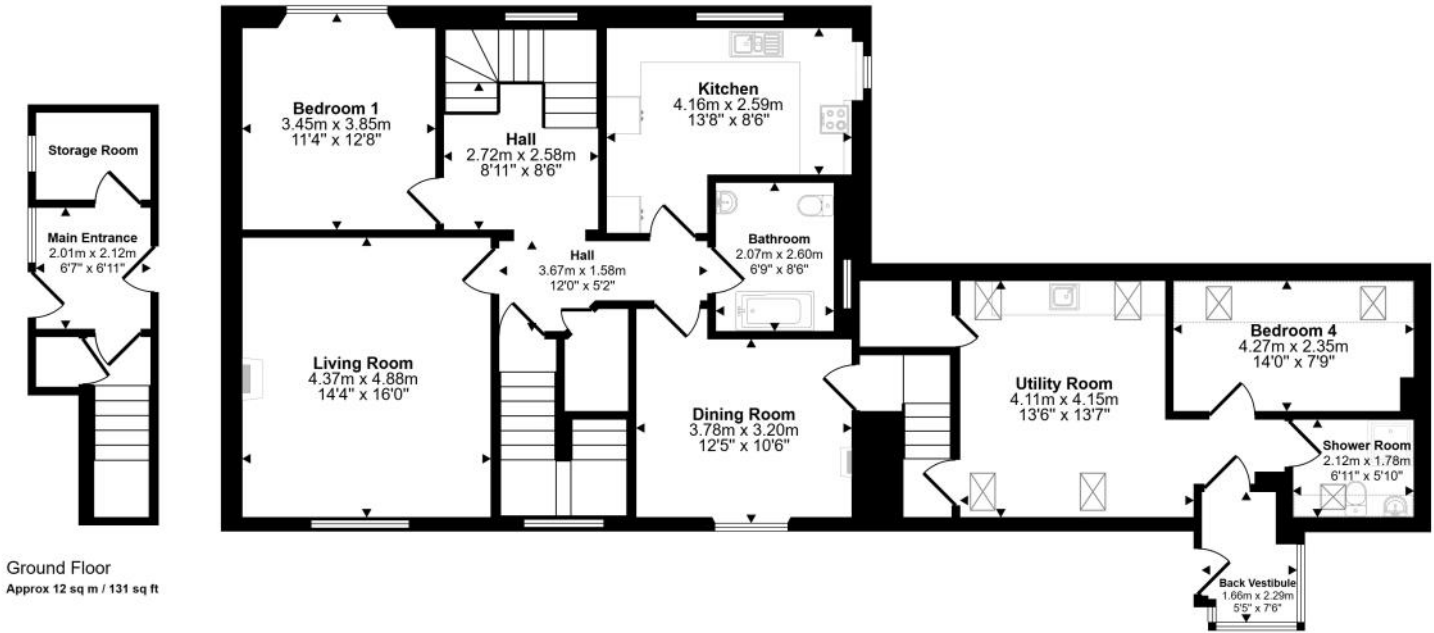
Store

Mainly double glazed. Gas central heating, the central heating boiler is not working

Lovely river views

Viewing is essential

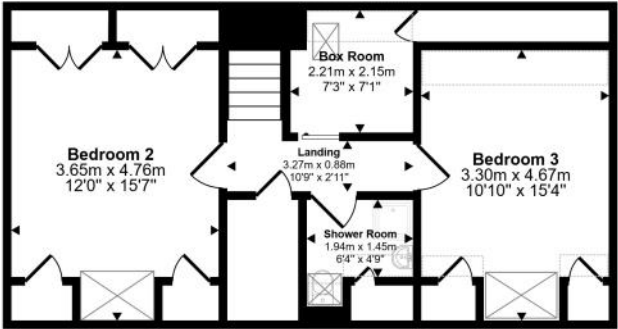
Approx Gross Internal Area  
208 sq m / 2236 sq ft



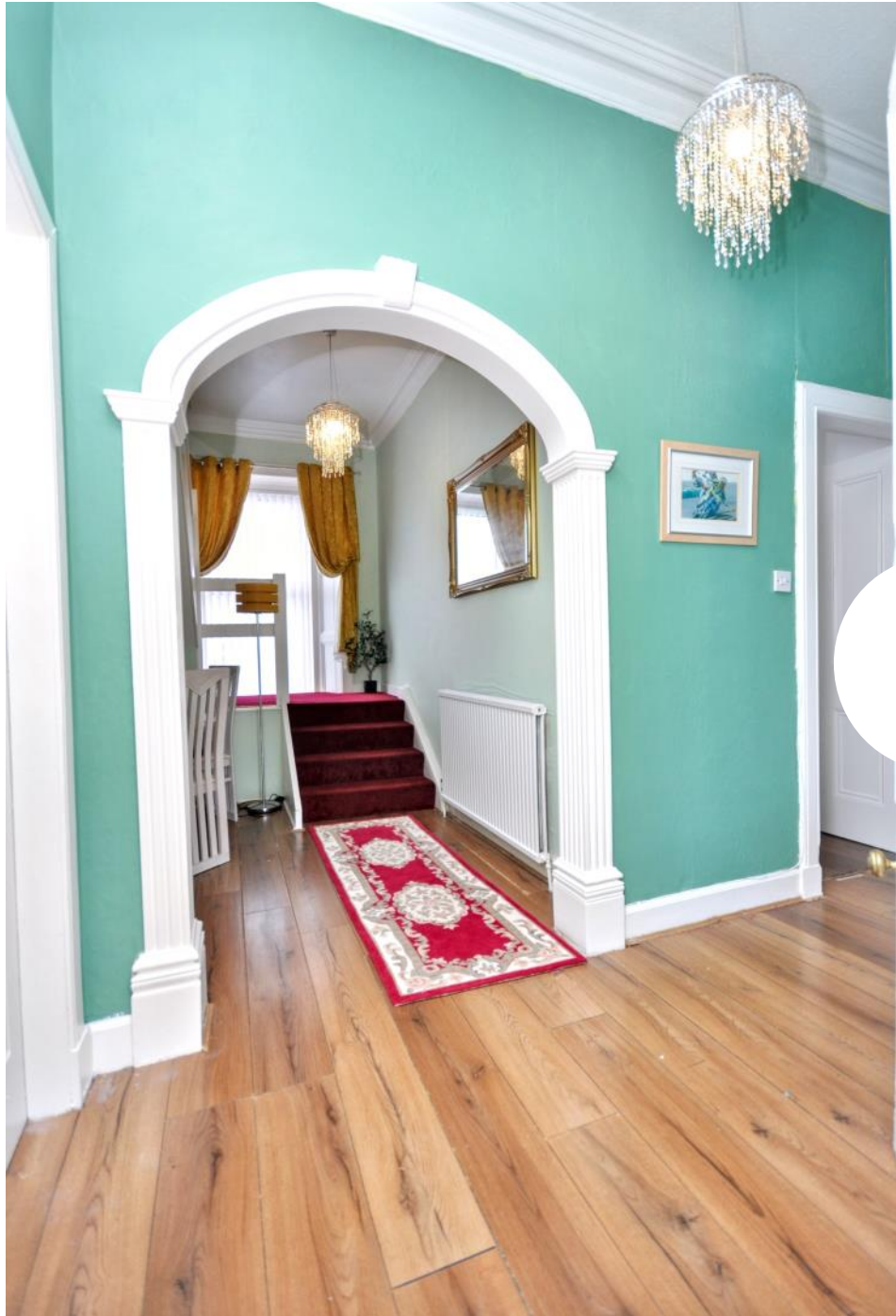
**First Floor**  
Approx 138 sq m / 1488 sq ft

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





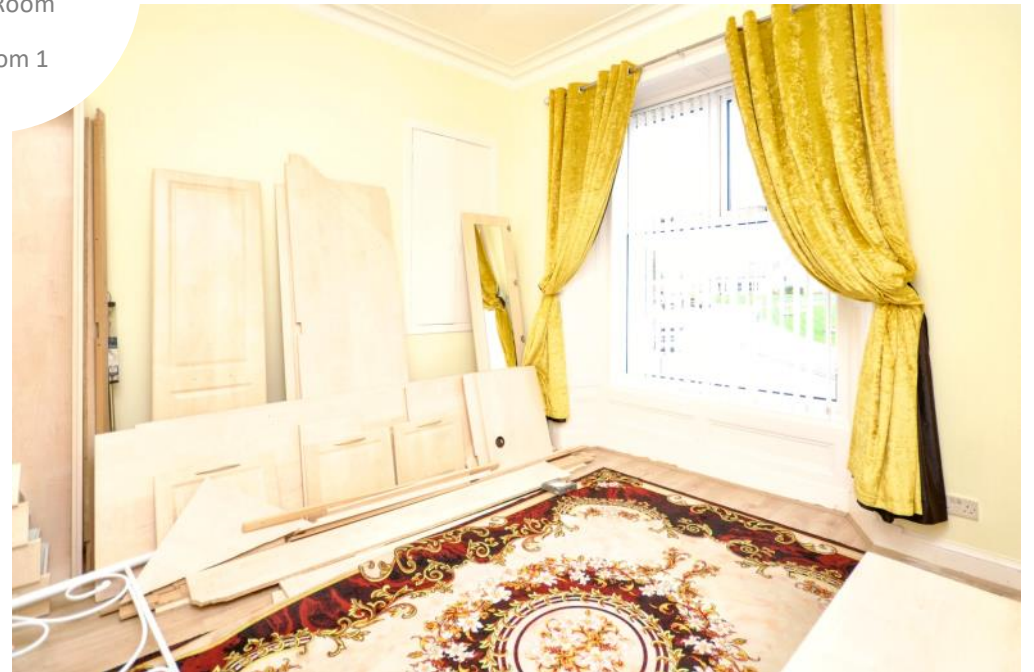


Dining Rm

Kitchen

Living Room

Bedroom 1





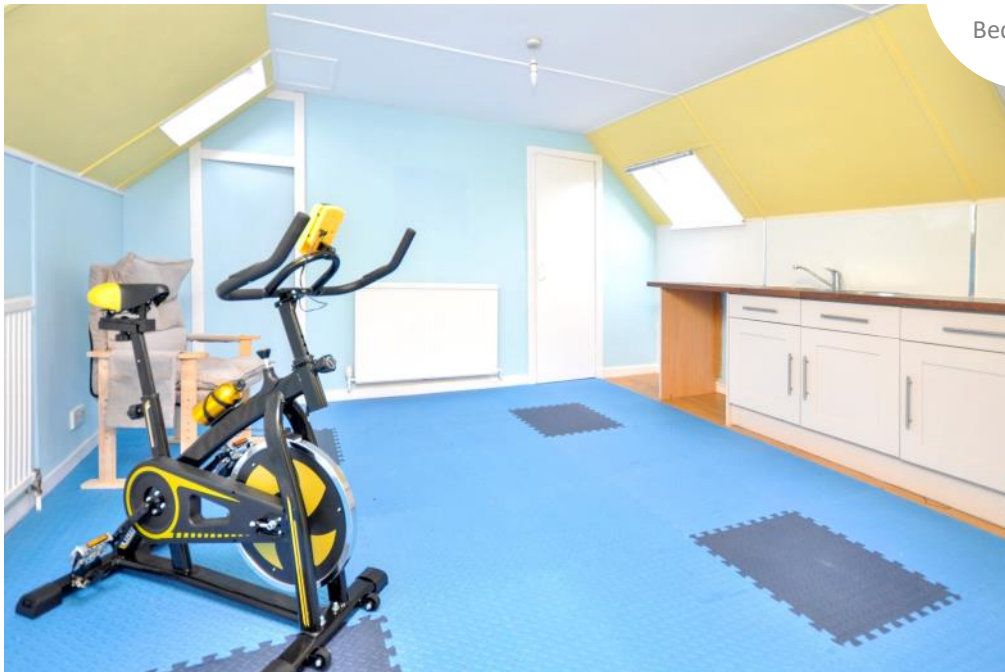


Bathroom





Bathroom  
Utility Room  
Bedroom 4







Back Vestibule

Utility Room

Shower Room







Bedroom 2



Bedroom 3



Shower Rm







Stairwell  
Main Entrance  
Garden







Garden



River View

### Location

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

### Directions

Travelling from Ayr. Approach Girvan on A77. Continue ahead on Vicarton Street, then onto Old Street and then Bridge Street. The Property is situated on right hand side, opposite a large car park, where it is free to park. When viewing the property, viewers can park in the car park and walk across the road to the property. The property is entered by way of timber double timber gates and the entrance door is on the rear of the building.

### General Comments

Home report available upon request. The gas central heating boiler is not working. In terms of condition the property is sold as seen. The moveable contents presently in the flat do not form part of the sale

### Council Tax Band

D

### Energy Efficiency Rating

D (63)

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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.





View from Bedroom 3



### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)