



THOMAS MURRAY
PROPERTY



5 Killochan Street
Girvan
KA26 9EH



Living Room



Kitchen



Living Room



Kitchen

5 Killochan Street, Girvan

Deceptively spacious and well laid out, this appealing three-bedroom mid-terrace home is situated within a pleasant residential street in Girvan, conveniently placed for the railway station, ASDA, the town centre and local amenities. Girvan beach and attractive seafront are also within comfortable walking distance, approximately 13 minutes away.

The accommodation is formed over two levels and offers excellent flexibility. On the ground floor there is an entrance hallway, a generously proportioned living room with patio doors opening to the rear garden, a fitted kitchen, two bedrooms and a shower room. Upstairs, there is a further double bedroom together with a useful dressing room/box room.

The property benefits from double glazing and gas central heating, and is presented as a solid and well-maintained home with excellent potential for cosmetic enhancement

Externally, the enclosed rear garden is designed for ease of maintenance, being mainly paved and bounded by timber fencing. There are also two timber sheds providing useful outdoor storage, together with a gate to the rear giving access to the lane behind the terrace.

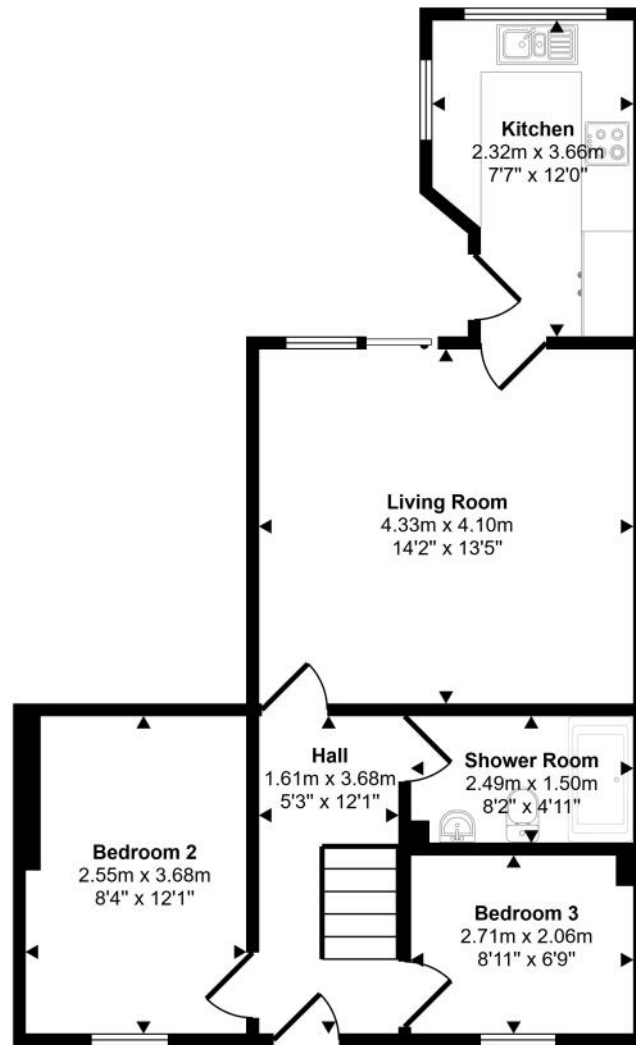
This is a home that offers more space than first appears and will appeal to a wide range of buyers. Early viewing is recommended in order to fully appreciate the layout, convenience and overall potential of this attractive property.

Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and gym. The town also offers a variety of retailers together with an ASDA supermarket.

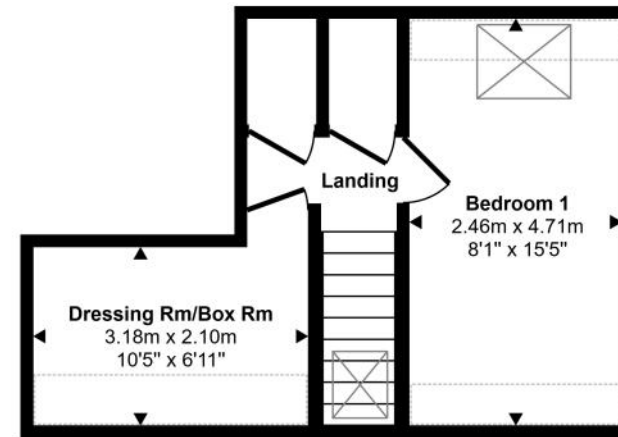
Recreational facilities include an 18-hole golf course, an attractive seafront and harbour, and excellent coastal walks. Girvan railway station provides regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses are within easy reach, as are Culzean Castle and Country Park.

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


Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 53 sq m / 570 sq ft



First Floor
Approx 26 sq m / 277 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



Hall



Kitchen



Shower Room



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Bedroom 1



Bedroom 1



Dressing Room/Box Rm



Back



Back garden

Directions

Travelling from Ayr, proceed ahead on Vicarton Street and at pedestrian crossing, opposite ASDA, turn left, Montgomerie Street. Continue ahead and turn second left Maxwell Street. Proceed ahead and at Y fork take left and continue ahead on Maxwell Street and ahead to Killochan Street. The property is situated a short distance along on the left hand side

General Comments

Home report available upon request

Council Tax Band

B

Energy Efficiency Rating

C71

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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