



19 Bridge Street
Girvan
KA26 9HH









19 Bridge Street, Girvan

A substantial and beautifully presented four-bedroom maisonette occupying a central position within Girvan's Conservation Area and enjoying delightful rear views over the river towards the harbour. Although discreet in appearance from the street frontage, the property opens up dramatically to reveal a surprisingly spacious and characterful home extending over three levels.

The property benefits from its own main door entrance and has been thoughtfully upgraded by the current owners over the past five years, creating a warm and stylish interior with an excellent sense of space and natural light throughout. Original character blends effortlessly with tasteful modern décor, resulting in a home of considerable charm and individuality.

To the rear, a lovely garden and patio area provides an ideal outdoor space from which to enjoy the peaceful river outlook and views towards the harbour. The beach, harbour and town centre amenities are all within easy walking distance, making this an ideal permanent residence or holiday home.

The accommodation comprises:

Ground Floor

Entrance Vestibule; Hallway; Utility Room; WC; Garden Room/Store.

Mezzanine Level

Bedroom 4 / Study.

First Floor

Living Room; Spacious Dining Kitchen; Bedroom 1; Shower Room.

Attic Floor

Bedroom 2; Bedroom 3; Bathroom.

Further benefits include gas central heating, double glazing, good storage throughout, attractive decorative finishes and public parking available nearby.

Offering a rare combination of generous living space, charm, outdoor amenity, riverside views and a convenient location close to the beach and harbour, this is a property that must be viewed internally to be fully appreciated.

Location

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 state-of-the-art gym. The town offers a variety of local 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 close at hand, as are Culzean Castle and Country Park.

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

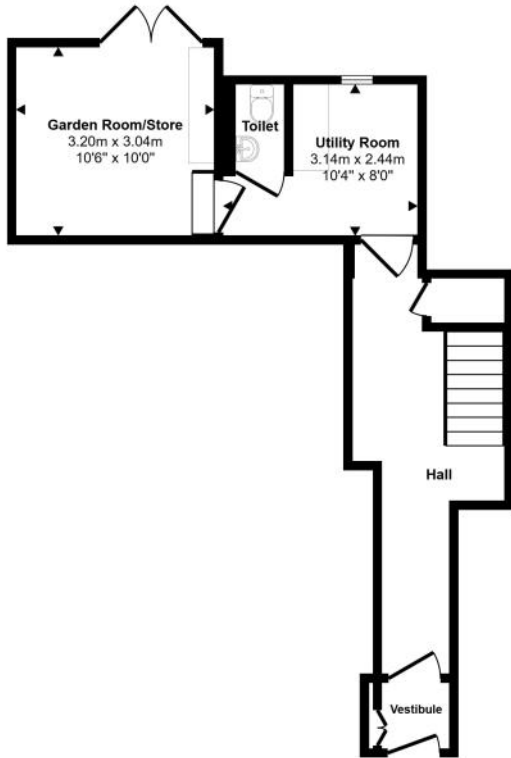




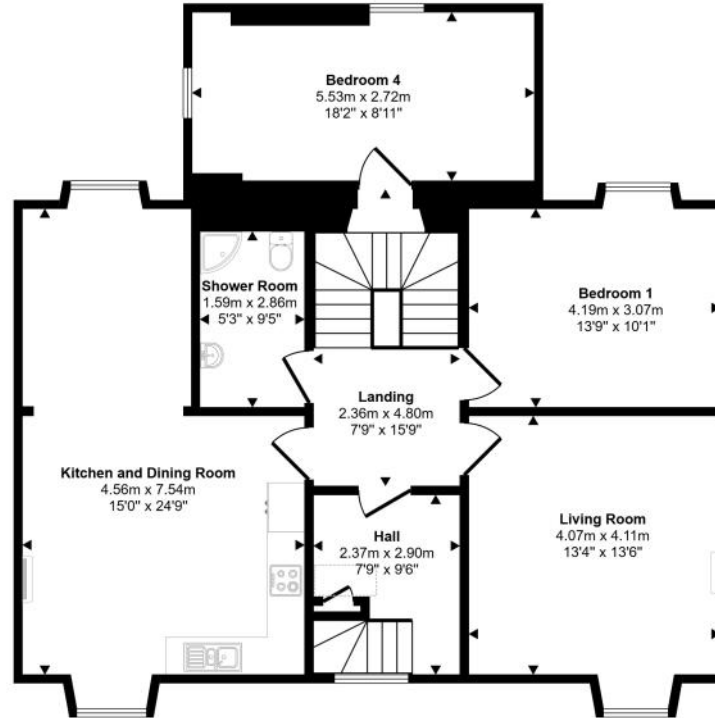




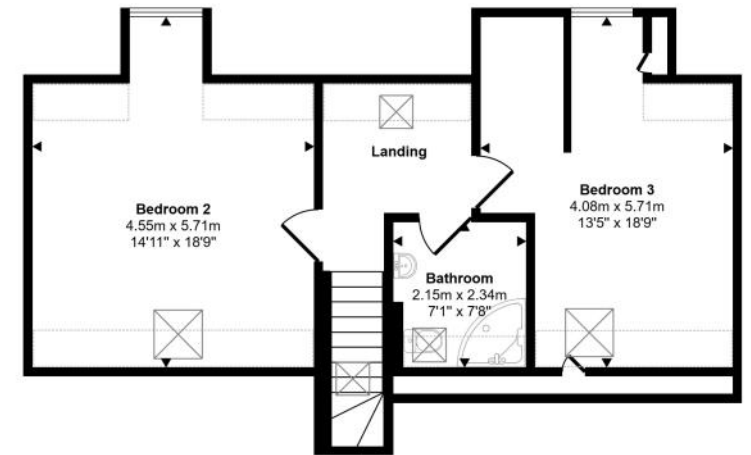
Approx Gross Internal Area
196 sq m / 2112 sq ft



Ground Floor
Approx 32 sq m / 340 sq ft



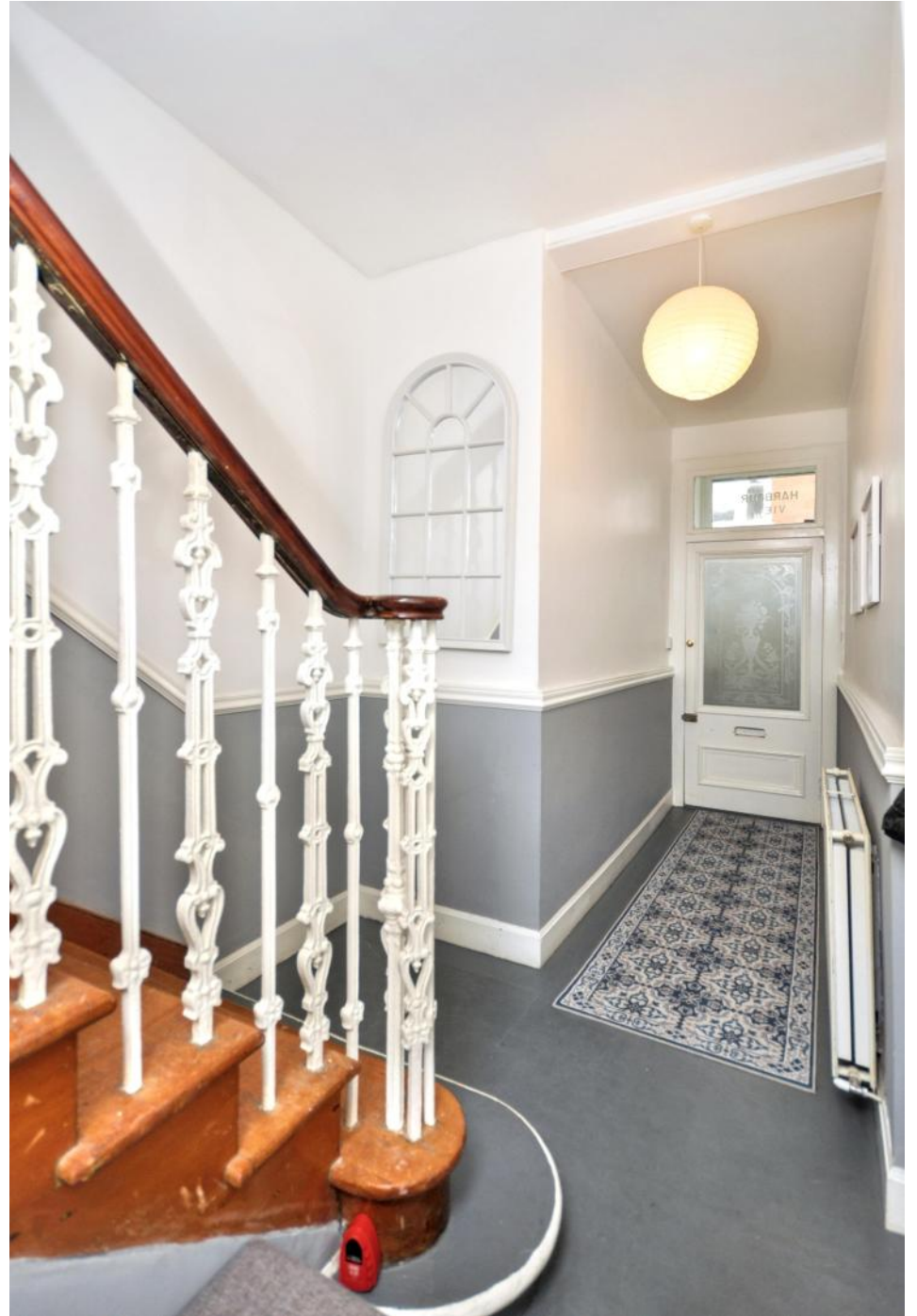
First Floor
Approx 104 sq m / 1119 sq ft



Second Floor
Approx 61 sq m / 654 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.

















Directions

Travelling to Girvan from Ayr on A77. Continue ahead into Girvan and just before the traffic lights at the town square/Stumpy clock tower, the flat is located on the right hand

General Comments

Home report available upon request.

The proprietor of the adjacent chip shop has a right of access to the rear garden from the shop, this to allow access to back of shop for maintenance, emergency escape etc

Council Tax Band

C

Energy Efficiency Rating

C (73)

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.





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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