



THOMAS MURRAY
PROPERTY



27 Snow Street

Girvan

KA26 0DZ











27 Snow Street, Girvan

A well-proportioned two-bedroom end-terrace house with conservatory, occupying a pleasant position within a quiet cul-de-sac and offering excellent potential.

This is a solid and spacious home that would make an ideal purchase for a first-time buyer, young couple or those looking for a property with scope to create a home to their own taste.

The accommodation extends to approximately 74 sq m (796 sq ft) and comprises a welcoming entrance hallway, a generously proportioned living room, fitted kitchen and a conservatory overlooking the rear garden. On the first floor there are two good-sized bedrooms and a shower room.

The property benefits from double glazing and gas central heating.

The property has a large rear garden, providing excellent outdoor space for children, gardening or entertaining. The garden also includes two timber sheds.

While the property would benefit from some general modernisation in terms of décor and the kitchen, it offers great potential to create a comfortable and attractive home. The generous room sizes and layout provide a good foundation for improvement, making this an excellent opportunity for buyers looking for a property they can update and personalise.

A further feature is the large attic space, which offers potential for adaptation to provide additional accommodation, subject to obtaining any necessary planning permission, building warrants and other required consents. This provides an exciting opportunity for purchasers looking for a property with scope to develop and enhance over time.

The location also provides convenient access to local amenities, schools and parks, with the beach approximately a 15-minute walk away.

Early viewing is recommended to appreciate the size, potential and outdoor space this property has to offer.

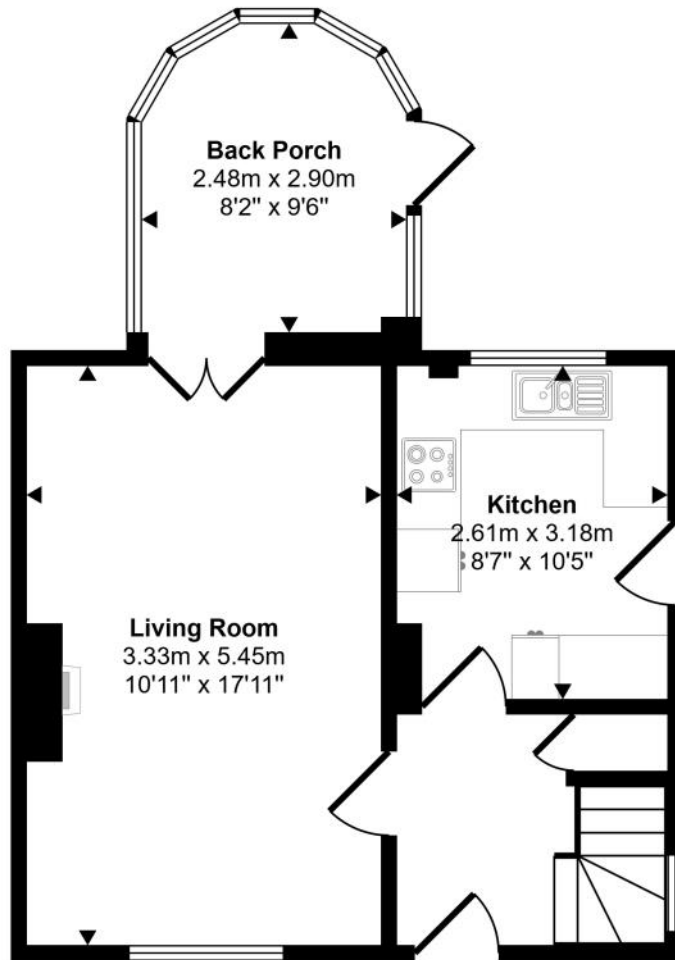
Local Area

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure centre with swimming pool, gym and soft play facilities, community hospital, a variety of independent and national retailers, an ASDA supermarket, an 18-hole golf course, attractive seafront and harbour, and a railway station providing connections north to Prestwick Airport and south to Stranraer. The world-renowned Turnberry golf courses and hotel are nearby, while the spectacular Culzean Castle & Country Park is within easy reach.

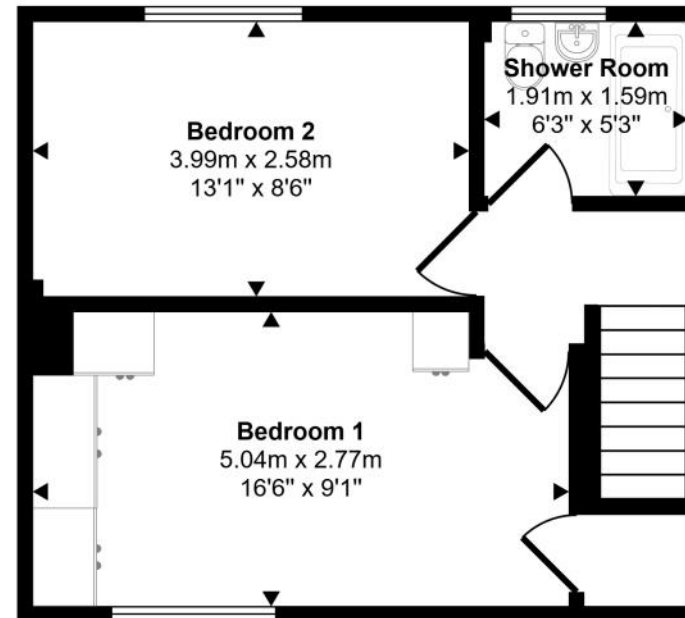
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Approx Gross Internal Area
74 sq m / 796 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 33 sq m / 360 sq ft

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.









General Comments

Home report available upon request.

The property is being sold in its present condition and is offered for sale on a "sold as seen" basis. No warranty or guarantee regarding the condition of the property, additions, alterations, its fixtures, fittings or systems can be given. Prospective purchasers are advised to satisfy themselves fully as to the condition of the property and to make their own enquiries and investigations prior to submitting an offer.

Council Tax Band

B

Energy Efficiency Rating

D (62)

To view contact



Tel: 01465 713498

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com