



THOMAS MURRAY
PROPERTY



Ground floor flat

14 Old Street

Girvan

KA26 9HG









14 Old Street, Girvan

Spacious Two Bedroom Ground Floor Flat

- Spacious ground floor accommodation extending to approximately 73 sq m
- Two good-sized bedrooms
- Generous lounge
- Large dining kitchen
- Bathroom
- Useful built-in storage and Additional external store
- Gas central heating
- uPVC double glazing
- Neutral decorative finish
- Pleasant outlook across communal grassed amenity grounds
- Convenient location for schools and local amenities



This is a spacious two-bedroom ground floor flat situated within an established residential area of Girvan. Offering approximately 73m² of accommodation, the property provides a particularly generous footprint for a two-bedroom flat and would make an appealing home for a wide range of purchasers.

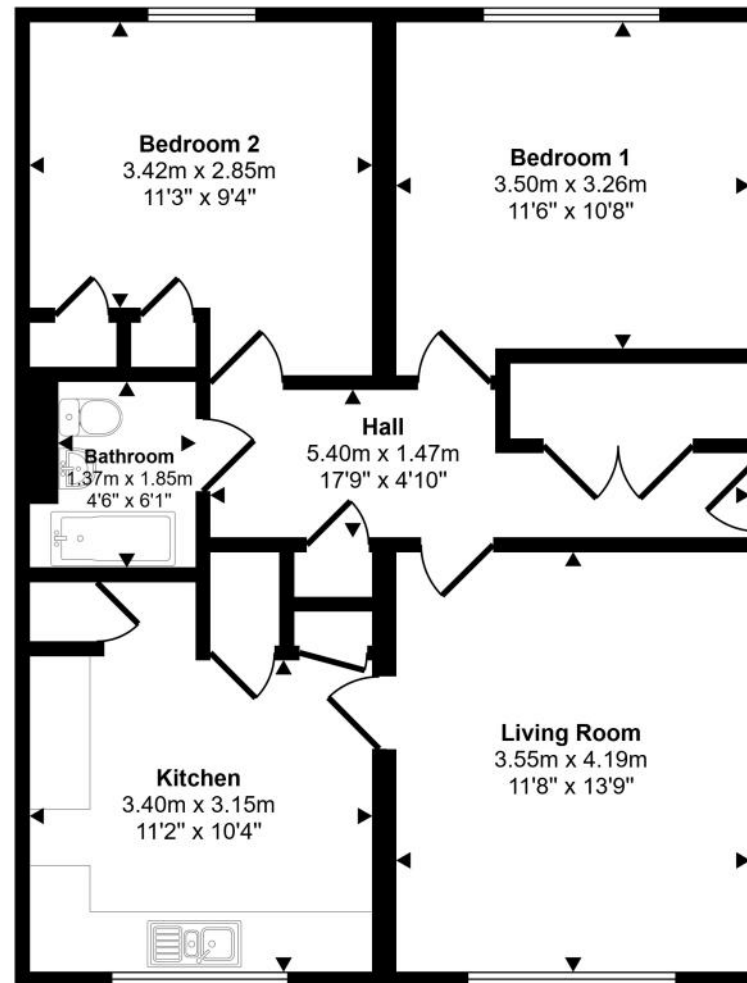
ASDA is within a short walk, while Girvan railway station is also readily accessible. The beach is within easy walking distance.

The accommodation is arranged entirely at ground-floor level and comprises an entrance hall, spacious lounge, large dining kitchen, two good-sized bedrooms and a bathroom. There is also good built-in storage within the property, together with a useful external store accessed from the outside entrance area.

The living room is a particularly generous room, providing ample space for comfortable seating and additional furniture. The dining kitchen offers excellent everyday living space with room for a dining table and chairs, while the two bedrooms are both doubles.

Neutral decorative finish throughout, allowing a purchaser to move in and make improvements and cosmetic changes over time according to their own taste. While some areas would benefit from general modernisation, the property is readily usable in its current condition and represents an opportunity to acquire a substantial two-bedroom home at an attractive price point.

Approx Gross Internal Area
68 sq m / 735 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.





Location

Girvan is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket.

Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour.

Girvan benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C72

To view contact



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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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