



THOMAS MURRAY
PROPERTY

8 Arran Court
Girvan
KA26 0EG













8 Arran Court, Girvan

A beautifully presented and attractively appointed two-bedroom mid-terraced house, ideally suited to buyers seeking a comfortable, move-in ready home in a nice residential setting.

Presented in very good decorative condition throughout, the property has a bright and welcoming feel, with well-proportioned accommodation arranged over two levels. The south-facing position brings an excellent sense of natural light to the home, while the outlook towards Mote Hill provides a pleasant outlook.

The accommodation extends to an entrance hall, a spacious and comfortable living room and a modern fitted kitchen on the ground floor. Upstairs, there are two well-proportioned double bedrooms together with an attractive contemporary shower room.

Further benefits include double glazing and gas central heating.

Externally, the property enjoys gardens to both the front and rear. The front garden has been paved to provide an easily maintained outdoor area, while a path to the side of the property gives convenient access around to the rear garden. The rear garden incorporates a lovely patio area which provides an ideal space for outdoor seating and entertaining, together with a useful brick-built outhouse.

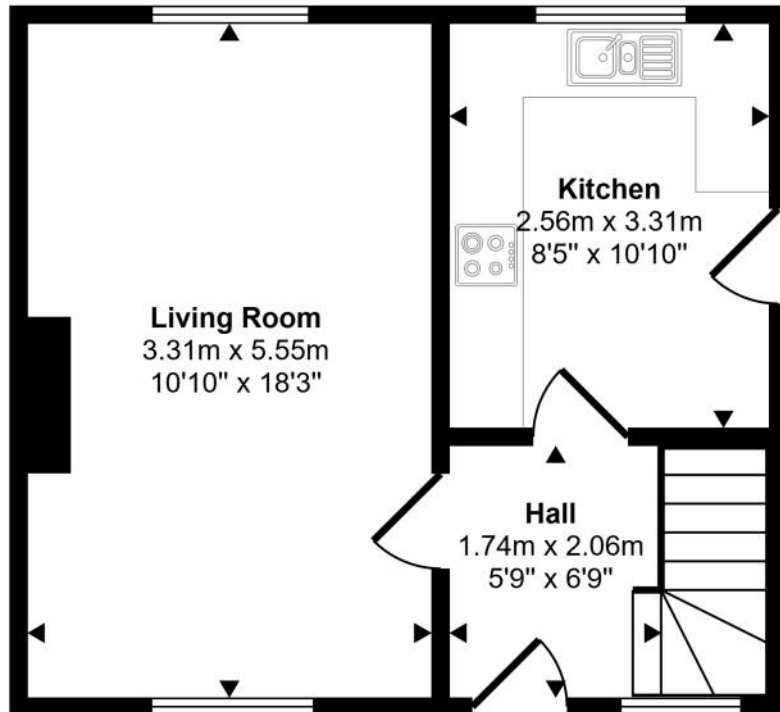
Overall, this is a particularly appealing home which has been well cared for and offers bright, comfortable and genuinely move-in ready accommodation. Early viewing is strongly recommended to fully appreciate the presentation, layout and outlook on offer.

PROPERTY HIGHLIGHTS

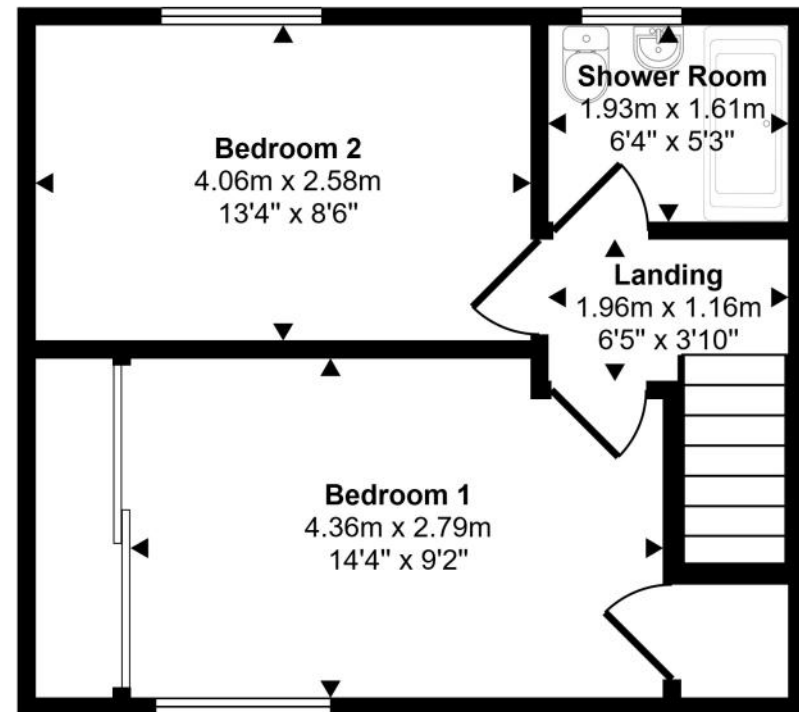
- Attractive two-bedroom mid-terraced house
- Very good decorative condition throughout
- Bright and welcoming interior. Approximately 72 sq m / 775 sq ft
- South-facing aspect
- Spacious living room | Modern fitted kitchen | Contemporary shower room
- Double glazing & Gas central heating
- Move-in ready
- Home Report valuation: £90,000



Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft



First Floor
Approx 34 sq m / 365 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.











Lifestyle and Location

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances

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

General Comments

Home report available upon request.

The pond is shared with the neighbouring proprietor.

Council Tax Band

A

Energy Efficiency Rating

C69

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