



THOMAS MURRAY
PROPERTY

90 Bourtreehall
Girvan
KA26 9EL









90 Bourtreehall, Girvan

Situated on a popular street this well-presented 2 bedroom end-terrace house enjoys a convenient location close to the railway station, with all local amenities readily accessible.

The property has been well cared for and is in good decorative order throughout, offering comfortable accommodation over two levels. Further benefits include double glazing and gas central heating, making this an ideal home for purchasers seeking a property in move-in condition.

The ground floor accommodation comprises an entrance vestibule, hallway, Bedroom 1, living room, dining kitchen and shower room. Upstairs, Bedroom 2.

Externally, the property benefits from a south-facing rear garden, bounded by timber fencing and paved to provide a practical, easily maintained outdoor space.

Combining a convenient location with well-maintained accommodation, this property is likely to appeal to first-time buyers, couples and those looking for a comfortable home ready for immediate occupation.

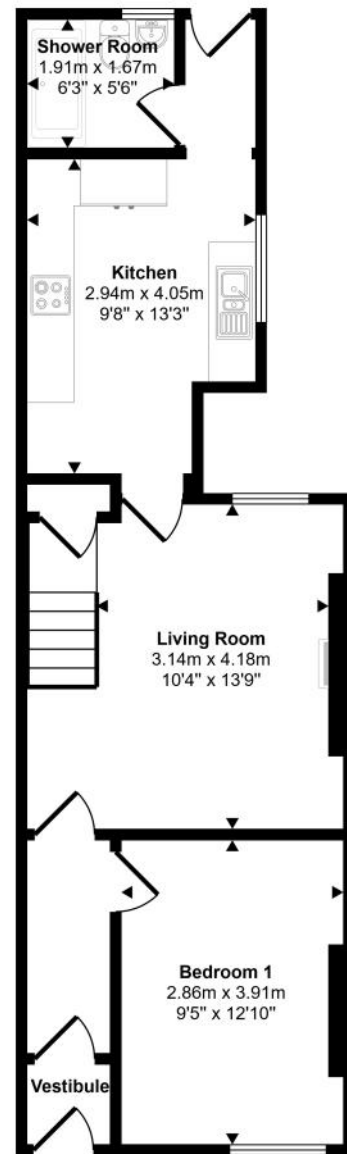
Early viewing is highly recommended.

KEY FEATURES

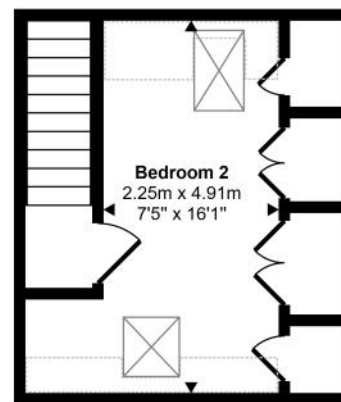
- Home Report value £95,000
- Well-presented end-terrace house in a popular residential street
- Conveniently located close to Girvan railway station
- Well cared for and in good decorative order throughout
- Ready to move into
- Double glazing and gas central heating
- Two-bedroom accommodation over two levels
- Welcoming living room
- Fitted dining kitchen with integrated appliances
- Ground-floor shower room
- South-facing rear garden
- Ideal for first-time buyers, couples or those seeking a well-maintained home



Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 20 sq m / 211 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.









Location and Lifestyle

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

D (68)



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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