



THOMAS MURRAY
PROPERTY



2 McMillan Court

Girvan

KA26 9HP



Living Room



Living Room



Dining Room / Bedroom 3



Kitchen



Living Room



Dining Room / Bedroom 3

2 McMillan Court, Girvan

Spacious, well decorated and attractively presented first floor 2 or 3 bedroom flat situated in a good locality for easy access to ASDA, sea front, harbour, parks and main street. The property has a pleasant outlook across Montgomerie Street toward North Parish Church and the hills behind town.

The flat is double glazed in uPVC casements and central heating is by way of gas. The interior is in great decorative order and in move in condition.

The accommodation comprises: Hall with double glazed/uPVC front door from landing. The hall provides access to 2 bedroom, bathroom, living room and has 3 large built in cupboards. The Living Room, with window to front, is a large space with doors off to dining room (or 3rd Bedroom) and kitchen. The Kitchen, with side facing window, is fitted with cabinets extending at base and all mounted levels and with integrated hob, oven and extractor canopy. There is a recess (ideal for fridge/freezer) and built in cupboard. The Dining Room has built in cupboards with recently fitted sliding doors. This space could easily be used a third bedroom.

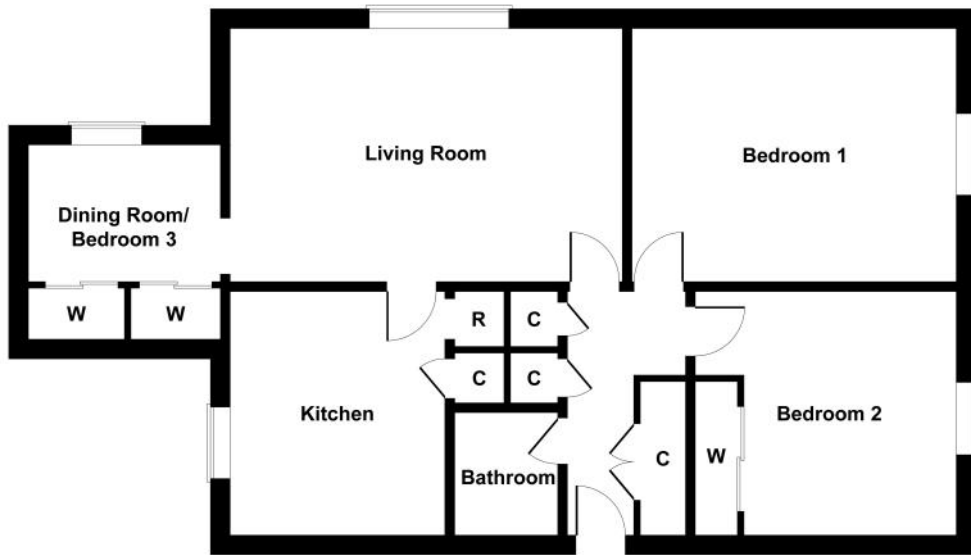
Bedroom 1 is a large double bedroom with window to side. Bedroom 2, with window to side, is a double bedroom with built in wardrobe with sliding mirror doors. The Bathroom is stylish and well appointed comprising bath with shower/rainforest head attachment and glass screen to side, wash hand basin in vanity unit and WC, the walls and floor are tiled and the ceiling has down lights.

The property further comprises a storage space on the ground floor, in the entrance foyer. From the first floor landing there is a door out to covered area for clothes drying.

The flat has a secure entry system and there is a car park at the side of the building. The building dates from circa 1970s and the flat forms part of 4 in the block.

A lovely home. Viewing is highly recommended.

2 McMillan Court, Girvan



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Living Room	12'4" x 18'3"
Dining Room or 3rd bedroom	8'7" x 10'9"
Kitchen	11'8" x 7'9"
Bedroom 1	11'9" x 9'3" & 3'9" x 2
Bedroom 2	12'4" x 14'6"
Bathroom	5'7" x 6'4"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Kitchen



Dining Room / Bedroom 3



Bathroom



View from front of property

Directions

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street and at the pedestrian crossing (just opposite Asda) turn left, Montgomerie Street. Proceed ahead and take first right, opposite North Parish Church, to the car park at the side of the McMillan Court. Enter the building and take the stair to the first floor where the door to the flat is in the left hand corner.

General

Home Report is available on request.

Council Tax: Band B

EER: D (64)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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