



THOMAS MURRAY
PROPERTY



N° 53

Knockcushan Street
Girvan

KA26 9 AG



Dining Room



Dining Room



Kitchen



Kitchen



Bedroom



Bedroom





En Suite



N° 53

Knockcushan Street, Girvan

An impressive and substantial house in a great location, 170 yards from the beach and harbour

The house is in excellent order having been completely renovated in 2020

The house is a residential B&B and is superbly appointed for this purpose. Top quality fittings and fixtures throughout

There are 6 guest rooms, all doubles and each with fully tiled en suite shower rooms

The guest rooms are attractively finished to a high spec and all have the same look. The bedrooms comprise TV, USB points and granite topped units with integrated microwave

The rooms to front of the house enjoy an outlook toward the harbour and those front bedrooms upstairs enjoy a view toward Arran

The seventh Bedroom is a large double

The bedrooms are named after islands around Scotland

Fully tiled Bathroom with bath and shower over, wash hand basin and WC

The Kitchen is stylish with modern base and wall cabinets, granite counter tops and an electric AGA

Through to Dining Room which has wide screen TV and the base wall mounted units continue through to this space

The house is entered by way of a Vestibule and then to Hall which is finished in porcelain tiles and where there is a built in cupboard. Elegant Stair with cast iron balustrade and timber hand rail

The rooms are all equipped with electronic/app operated 'key' system

Windows are double glazed in uPVC casement. Central heating is by way of electricity and gas

Yard area at rear

The house sits on the corner of Knockcushan Street and Harbour Street. This is a great situation for easy access to parks, schooling and shops.

For those looking for a lifestyle change this house offers a fantastic opportunity

53 Knockcushan Street, Girvan



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Bedroom 1 Tarasaigh	10'11" x 9'1" & 4'9" x 5'4"
En Suite Shower Room	5'6" x 4'6"
Bedroom 2 Auskerry	10'10" x 9'1" & 9'8" x 5'5"
En Suite Shower Room	5'8" x 5'7"
Bedroom 3 Rathlin	9'7" x 7'8" & 3'8" x 5'3"
En Suite Shower Room	5'5" x 4'5"
Bedroom 4 Sromaigh	11'9" x 7'10" & 5'6" x 5'2"
En Suite Shower Room	5'10" x 4'8"
Bedroom 5 Hoyvik	11'2" x 8" & 5'2" x 5'1"
En Suite Shower Room	5'8" x 4'6"
Bedroom 6 Oyri	9' x 8' & 2'11" x 5'2"
En Suite Shower Room	5'6" x 4'4"
Bedroom 7 Wesrty	9'8" x 12'11"
Kitchen	9'4" x 11'11" at widest
Dining Room	11'9" x 13'11"
Bathroom	7'4" x 7'4"



Kitchen



Stairwell



Stairs



Landing



Bedroom 7



Bathroom



Bathroom



View from Bedrooms upstairs



Bedroom 2





Back Yard

Location & 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.

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

On entering Girvan travelling from Ayr, proceed ahead to town centre and at traffic lights at town square/Stumpy clock tower turn right, Knockcushan Street. Continue ahead and at mini roundabout at harbour, proceed straight ahead and continue on Knockcushan Street. At halt in road, proceed ahead where the Property is situated on the left hand side.

General

Home Report available on request

Offers over £350,000 are sought and when an acceptable offer is received the Property will be sold with all contents and appliance etc, really everything as viewed that would allow the Property to continue as a B&B

The proprietor of 55 Knockcushan Street has a right of access across the rear yard of the Property for the movement of wheelie bins etc

Council Tax

Band D

Energy Efficiency Rating

C (75)

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.



View along Knockcushan Street to Ailsa Craig



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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