



THOMAS MURRAY
PROPERTY

26-32

26 Old Street

Girvan

KA26 9HG



View from Front



Kitchen



Living Room



Living Room



Kitchen

26 Old Street, Girvan

Attractively presented, spacious 2 bedroom flat in a great location with open outlook over grass amenity area and easy access to ASDA and railway station

The beach is 10 minutes walk

The flat is ground floor and has a roomy interior with great built-in storage

Comprises

Hall with 2 built in cupboards

Living Room

Stylish Dining Kitchen with base and wall mounted cabinets from Howdens. Integrated hob, oven, microwave, washing machine, and dishwasher. 3 built in cupboards. There is also an American style fridge

Bedroom 1 with built in wardrobe

Bedroom 2 with built in wardrobe and cupboard

Modern shower room

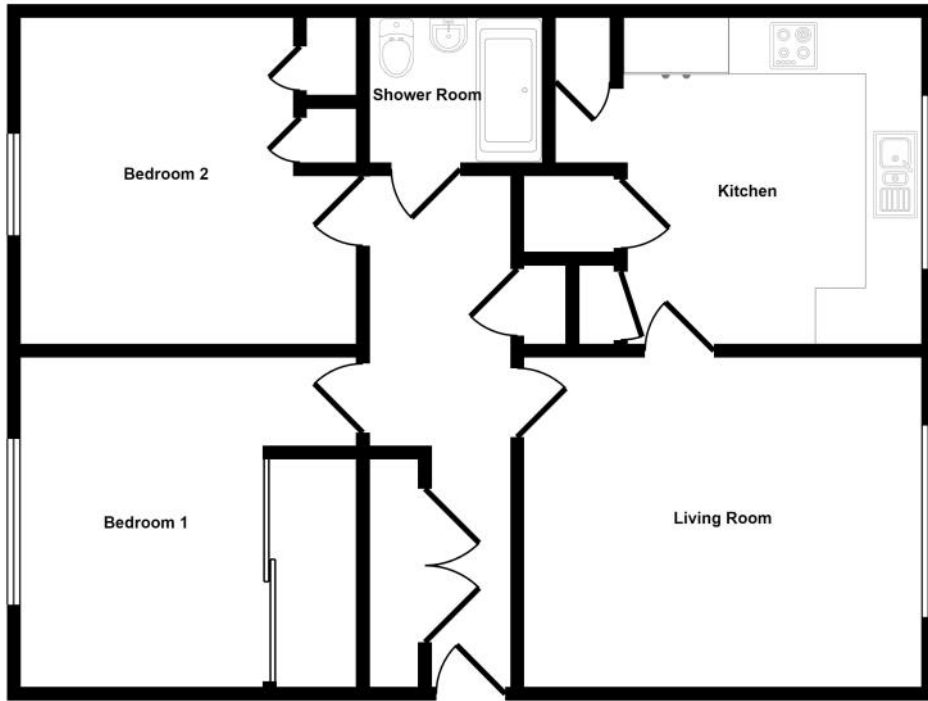
Gas central heating. Triple glazing by Everest

The flat is entered by way of a well kept foyer

This is a really nice flat in a good situation. Viewing is highly recommended

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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Hall

| | |
|-------------|------------------------------|
| Living Room | 14'3" x 11'11" |
| Kitchen | 10'7" x 11'9" & 2'7" x 3'2" |
| Shower Room | 6'3" x 4'9" |
| Bedroom 1 | 8'7" x 11'11" & 3'3" x 3'7" |
| Bedroom 2 | 12' reducing to 9'8" x 11'8" |



Hall



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Foyer



Foyer



Shared Drying Green



Rear Elevation

Directions

Travelling to Girvan from Ayr on A77. Enter town on Vicarton Street and just after the pedestrian crossing turn left, Montgomerie Street. The flat is situated a short distance along on the right hand side. There is parking behind the flat, proceed ahead on Montgomerie Street and turn first right.

General Comments

Home report available upon request

The American style fridge is not integrated, i.e. not built in.

Council Tax

A

EER

C (74)

To view contact



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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 |

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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