



THOMAS MURRAY
PROPERTY



38 Maxwell Street
Girvan
KA26 9EJ



Living Room



Kitchen

38 Maxwell Street, Girvan

Attractively presented and modernised 2 bedroom mid terrace house

Popular street convenient for railway station and ASDA.

The beach is 13 minutes walk from the house

The seller has owned the house since March 2023 and in this time the house has undergone several improvements to the interior including | new kitchen and bathroom, installation of stylish aluminium radiators, new internal doors, and flooring and lining of the attic space

The accommodation comprises

Entrance Vestibule

Hall

Living Room

Modern Kitchen with integrated hob and oven

Bedroom 1

Bedroom 2 with wardrobe

Stylish Shower Room

There is a floored and lined attic providing great storage

Double glazed. Gas central heating

Small garden at rear with shed and gate to footpath behind the terrace

Viewing is strongly 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

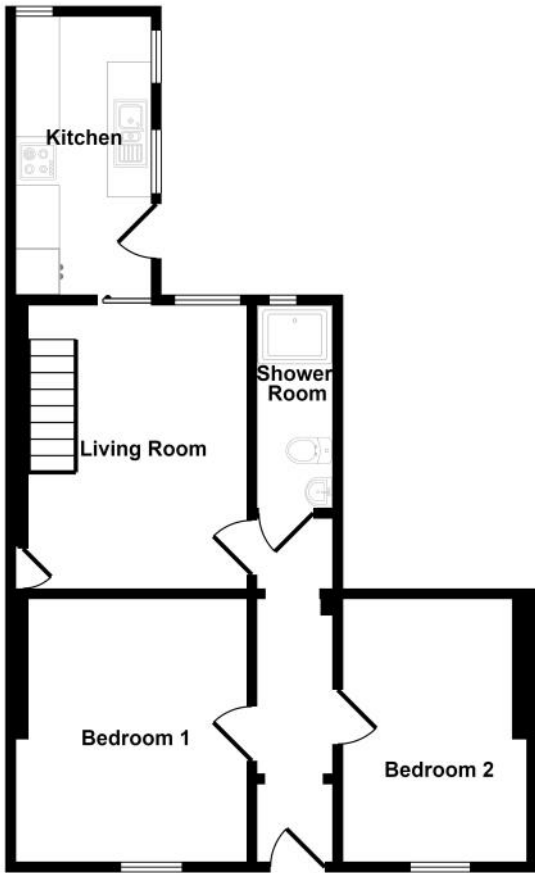
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



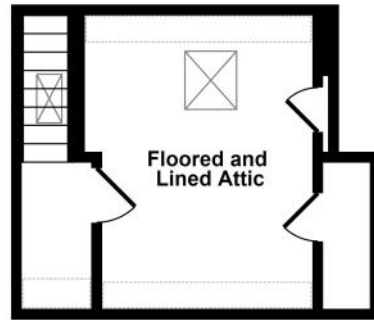
Living Room



Kitchen



Ground Floor
Approx 51 sq m / 552 sq ft



First Floor
Approx 19 sq m / 199 sq ft

Living Room	13'1" x 9'10"
Kitchen	12'5" x 6'1"
Bedroom 1	12'1" x 10'8" reducing to 10'
Bedroom 2	12'8" x 8'6" reducing to 7'11"
Shower Room	9'5" x 3'6"
Attic	11'6" x 9'8" increasing to 10'7"



Hall



Hall



Living Room



Kitchen



Living Room



Shower Room



Shower Room



Shower Room



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Floored and Lined Attic



Floored and Lined Attic

Directions

Travelling from Ayr, proceed ahead on Vicarton Street and at pedestrian crossing, opposite ASDA, turn left, Montgomerie Street. Continue ahead and turn second left Maxwell Street. Proceed ahead and at Y fork take left and continue ahead on Maxwell Street. The property is situated on the right hand side. Parking is on street.

General Comments

Home Report is available by request.

Council Tax

B

EER

C (70)

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.



Front Elevation



Rear Elevation



Garden



Garden

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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