



THOMAS MURRAY  
PROPERTY



45 Henrietta Street

Girvan

KA26 9AL



Rear Elevation



Living Room



Dining Room



Kitchen



Breakfast Room



Sitting Room

## 45 Henrietta Street, Girvan



Living Room



Dining Room

Impressive, 5 bedroom attached house standing on a prominent corner plot and with views from the garden across Stair Park toward the sea. The house is 2 minutes walk to the beach

Built in the late 1800s the house has garden to front, walled back garden, a mono block drive and decent size garage

The house comprises

Entrance Vestibule

Wide Hall with elegant staircase

Living Room

Dining Room

Sitting Room

4th Reception Room

Kitchen with Rayburn

Rear Vestibule

Cloakroom

Breakfast Room

Hobby Space/Study

Upstairs

Mezzanine level Shower Room

First Floor

Bedroom 1 with En Suite Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

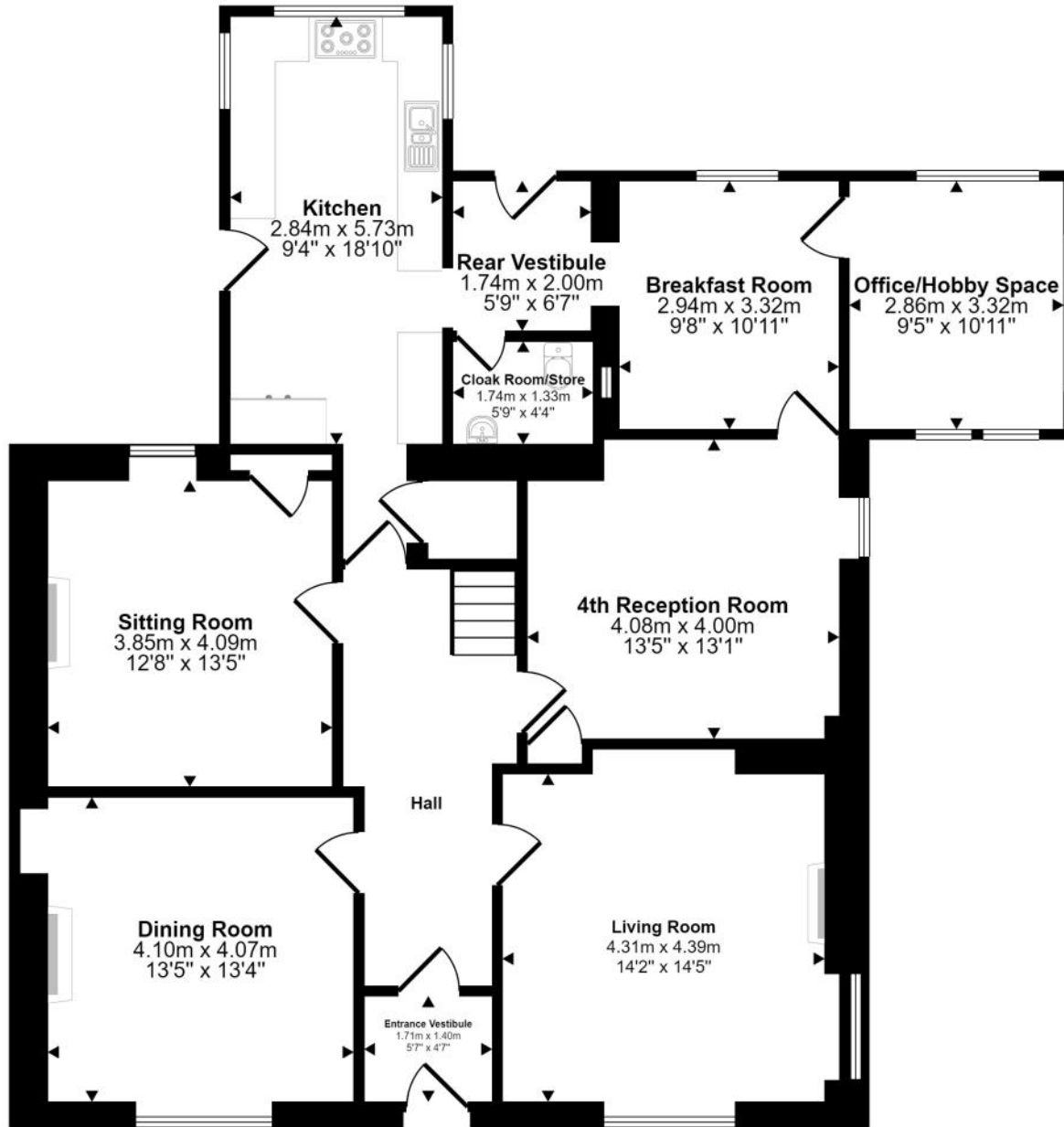
Double Glazed. Gas Central heating

Period features include original doors, skirtings and architraves and decorative plaster work .

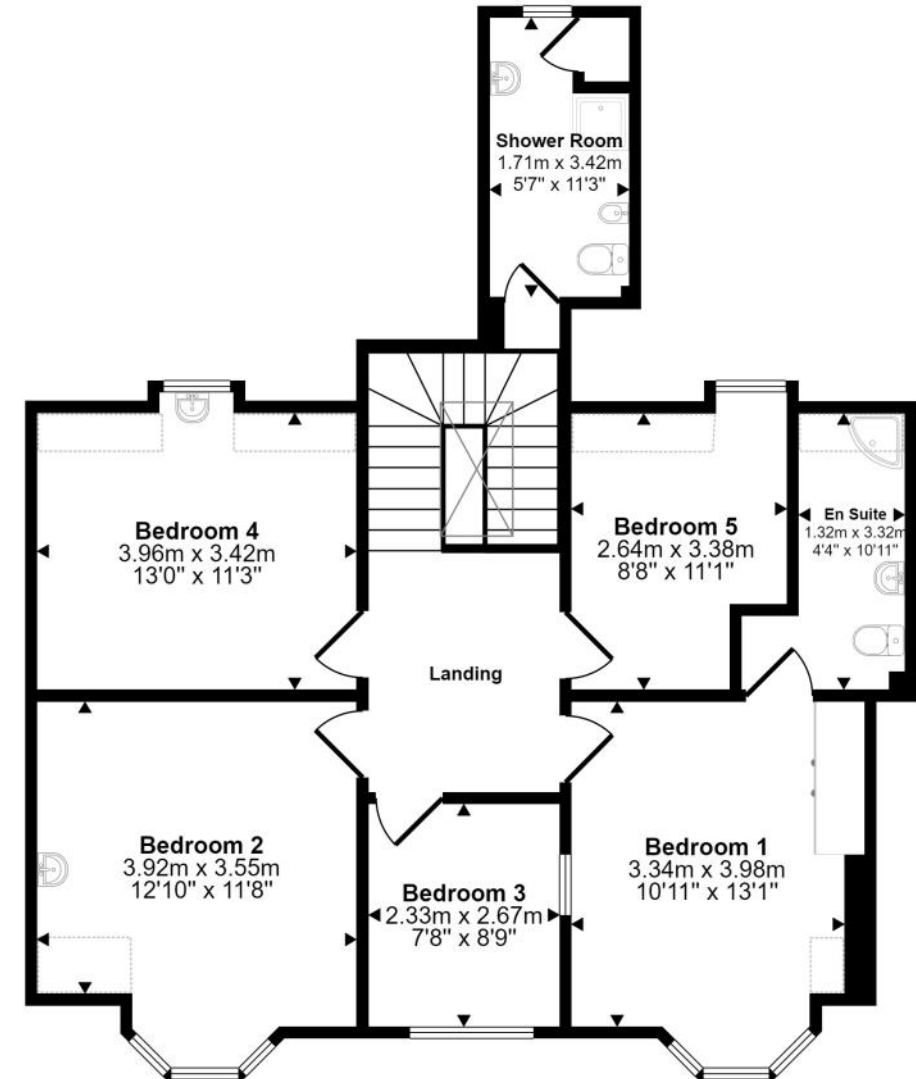
Although requiring some general modernisation the house possesses great character and great potential

A lovely house in a super location. Viewing is highly recommended





Ground Floor  
Approx 141 sq m / 1518 sq ft



First Floor  
Approx 87 sq m / 939 sq ft



Hall



Hall



Sitting Room



Breakfast Room



Living Room



Kitchen



4th Reception Room



4th Reception Room



Hobby Room



Hobby Room



Dining Room



Kitchen



Rear Vestibule



Cloak Room



Hall



Shower Room





Shower Room



Stair



Landing



Bedroom 1



Bedroom 1



En Suite Bathroom



En Suite Bathroom



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bedroom 5



Bedroom 5



Dining Room



Rear Elevation



Back Garden

### Location

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; community hospital; a town centre with variety of shops; ASDA super-market; 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

### Directions

Travelling to Girvan from Ayr on A77. Arrive in Girvan and proceed ahead to traffic lights at town square/clock tower. Here turn left and proceed to mini roundabout at harbour side. Take first exit left to Henrietta Street. Proceed ahead. The house is situated about 0.2 miles along on the left hand side on the corner of Henrietta Street and Duncan Street

### General Comments

Home report available upon request.

Central heating is by way of the gas fired Rayburn in the kitchen

Garage is 28' x 9'

### Council Tax Band

F

### Energy Efficiency Rating

F (26)

### 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.



View from Front Garden



Rear Elevation



Front Elevation



### 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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