



THOMAS MURRAY
PROPERTY



1 Piedmont Square

Girvan

KA26 0DT



Entrance



Living Room



Kitchen

1 Piedmont Square, Girvan

This is a one bedroom end of terrace cottage tucked away in a quiet corner and only 6 minutes walk to the beach

The cottage has a small garden

All on the level the interior comprises

Entrance Vestibule

Hall

Kitchen

Shower Room

Living Room

Bedroom

The cottage is in need of modernisation and improvement but that said it has great possibilities

Nice residential area close to parks. Shops and all other local amenities are readily accessible

Viewing is recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, 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. 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

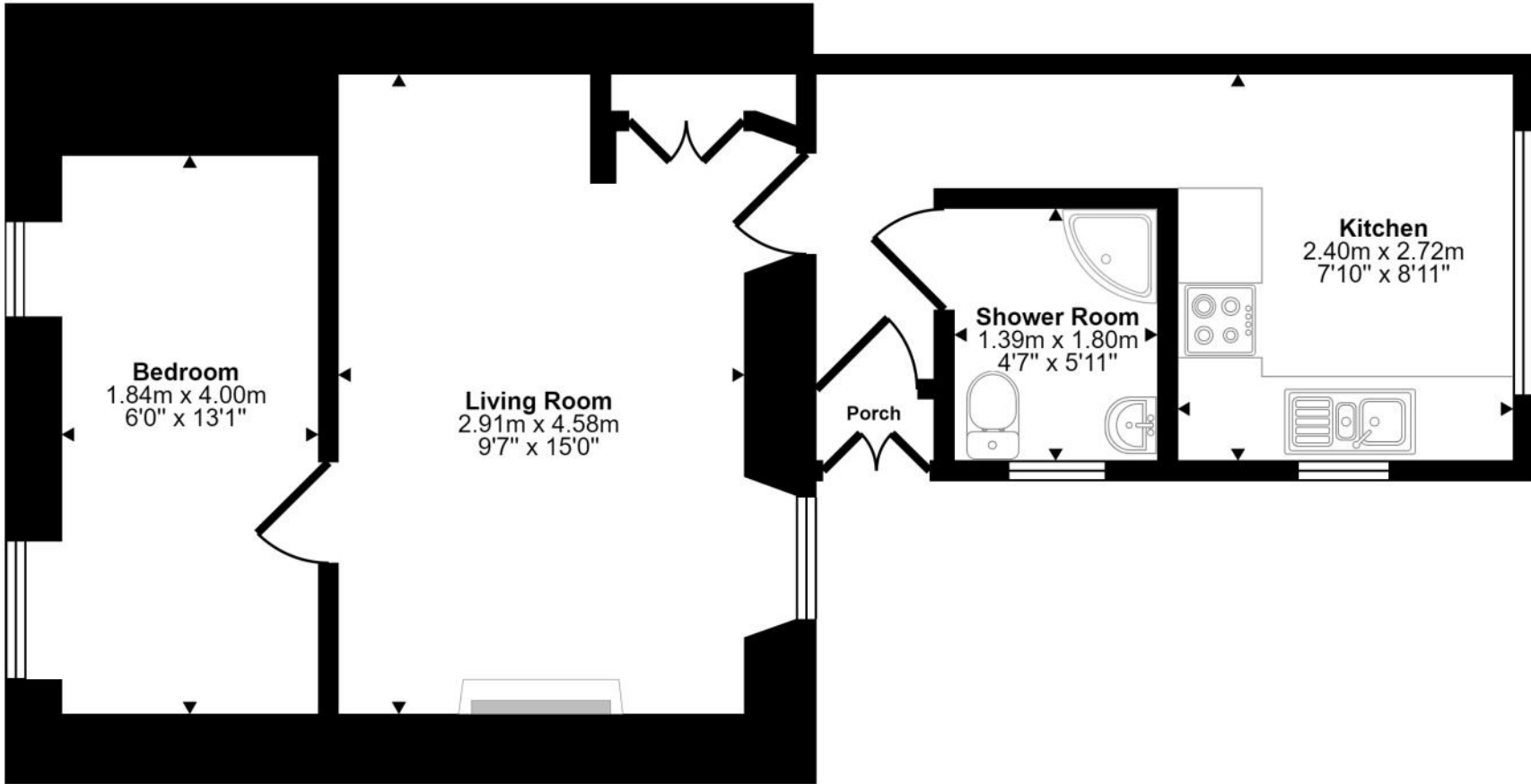


Living Room



Kitchen

Approx Gross Internal Area
37 sq m / 397 sq ft



Floorplan



Living Room



Kitchen



Hall



Hall



Shower Room



Shower Room



Bedroom



Bedroom



Garden



Garden

Directions

Travelling to Girvan from Ayr on A77. Proceed ahead into town and at traffic lights at town square/Stump Clock tower. Proceed straight ahead to Dalrymple Street for about 0.4 mile. Turn left sign post Piedmont Road and first right Piedmont Square. The cottage sits on the left hand side.

General

Home report available upon request

The cottage is in need of repair and modernisation and as such condition wise is sold as seen

Council Tax

B

Energy Efficiency Rating

G (2)

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 |

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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