



THOMAS MURRAY  
PROPERTY



10 Henrietta Street

Girvan

KA26 9AL





Living Room



Kitchen





Sitting Room



Living Room



Kitchen

## 10 Henrietta Street, Girvan

Mid terrace, 2 bedroom, 2 reception room house situated close to the harbour and only 4 minutes walk to the beach

Schools, shops, library and parks are all readily accessible from the house

The house comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Back Hall

Galley Kitchen

Upstairs

Bathroom at half landing

First Floor

Bedroom 1

Bedroom 2

Box Room

Gas central heating. Double glazed

Garden

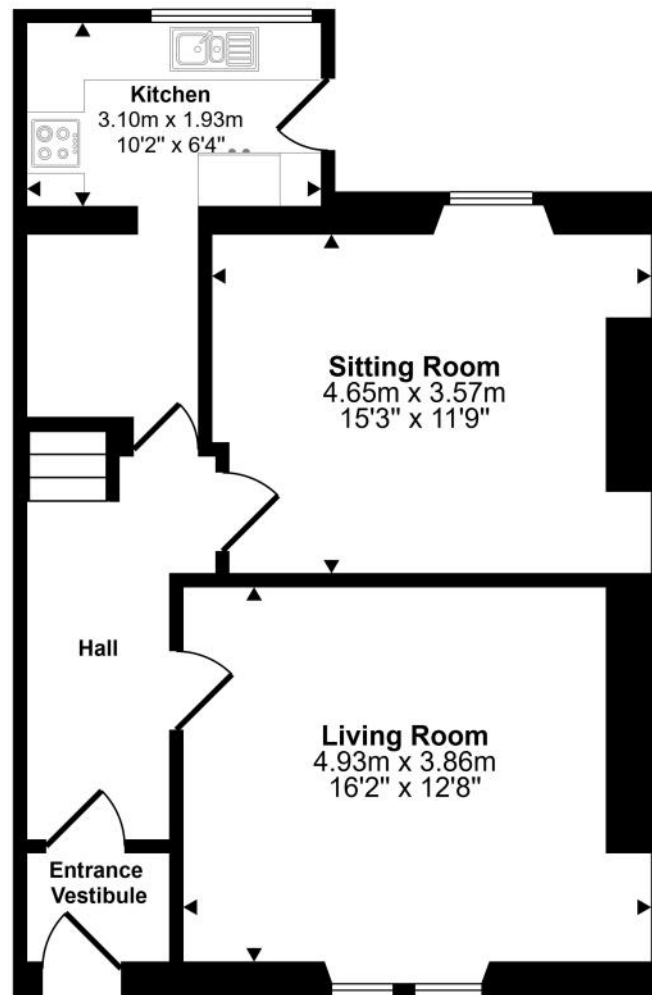
Some improvement required but nevertheless a good house with great potential

Viewing is recommended

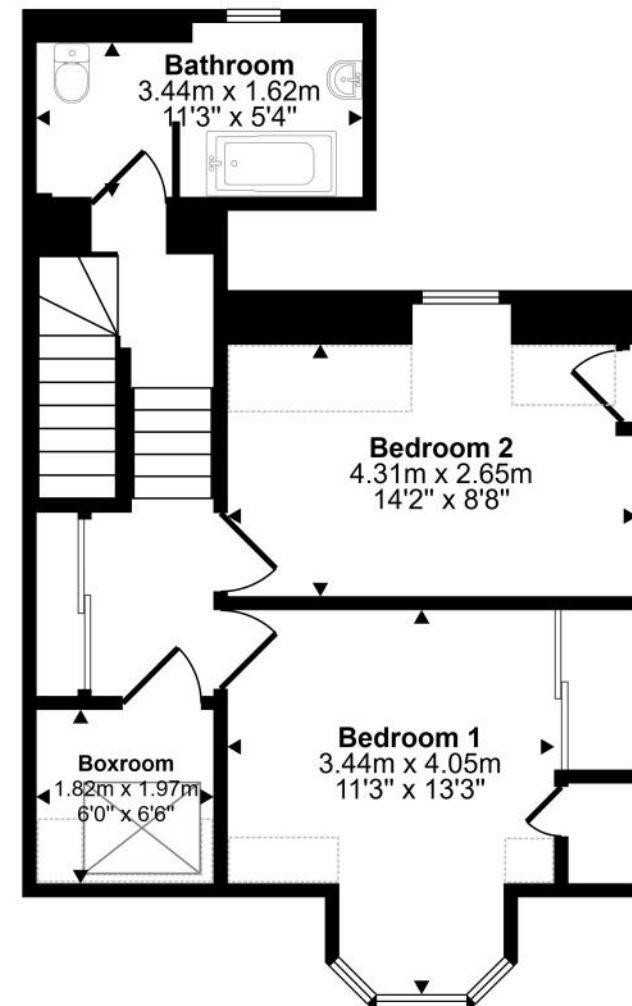
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area; community hospital; a town centre with variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; 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


Approx Gross Internal Area  
108 sq m / 1163 sq ft



Ground Floor  
Approx 59 sq m / 631 sq ft



First Floor  
Approx 49 sq m / 532 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Hall



Hall



Sitting Room



Kitchen



Stairwell



Hall To Kitchen



Stairwell





Bathroom



Bathroom



Landing



Bedroom 1



Bedroom 2





Bedroom 1



Bedroom 2



Box Room



Box Room



Back Garden



Back Garden

### Directions

Travelling to Girvan from Ayr on A77. Arrive in Girvan and proceed ahead to traffic lights at town square/clock tower. Here turn right and proceed to mini roundabout at harbour side. Take first exit left to Henrietta Street. Proceed ahead the house is shore distance along on the right hand side.

### General Comments

Home report available upon request.

The neighbouring house has a right of access across the property and there is a further right of access across the end terrace house for wheelie bin movement etc

### Council Tax Band

Band C

### Energy Efficiency Rating

D59

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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





Back



### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)