



THOMAS MURRAY  
PROPERTY



32 Vicarton Street

Girvan

KA26 9HF





Living Room



Kitchen





Sitting Room



Living Room



Kitchen

## 32 Vicarton Street, Girvan

Spacious 2 bedroom and 2 reception room mid terrace house with large garden

The house is in a good location for easy access to ASDA and railway station.

The beach is 13 minutes walk and schools and parks are all easily accessible

Over 2 floors the house comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Kitchen

Porch

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Gas central heating. Older style double glazing

Large, level back garden

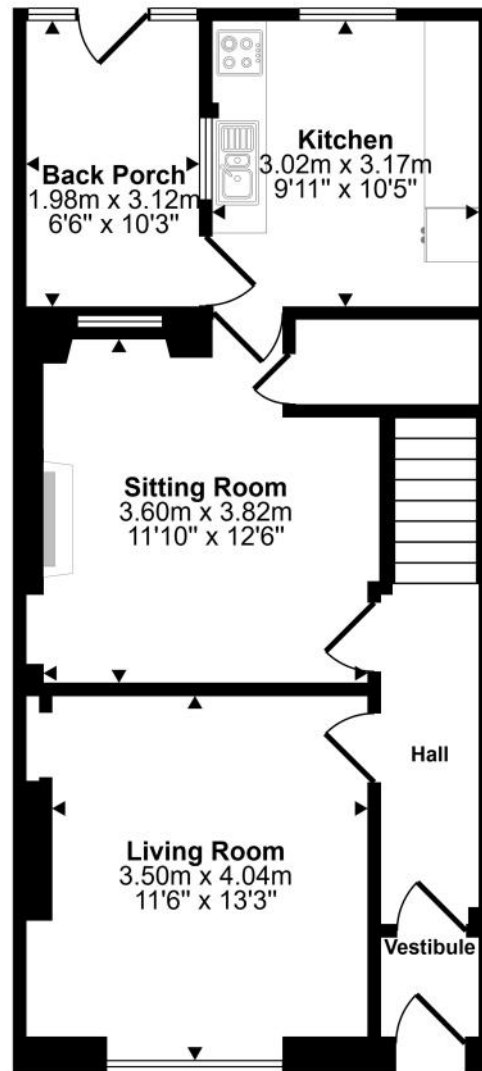
The house requires improvement. Great potential

Well worth viewing

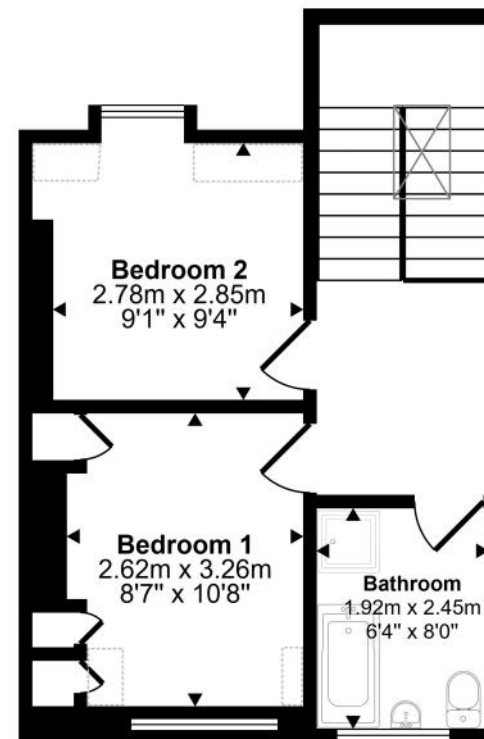
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; 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


Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 36 sq m / 386 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.





Sitting Room



Sitting Room



Kitchen



Kitchen



Vestibule



Hall



Back Porch



Back Porch





Stairwell



Landing



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 2



Bathroom



Bathroom





Back



Garden

### Directions

On entering Girvan travelling from Ayr on A77 proceed ahead of Vicarton Street where the property for sale is situated on the left hand side.

### General Comments

Home report available upon request.

The house does require some upgrade and in terms of condition the house is sold as seen

### Council Tax Band

C

### Energy Efficiency Rating

D 60

### 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.





Garden





Front

### 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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