



THOMAS MURRAY
PROPERTY

19 Bridge Street
Girvan
KA26 9HH





Garden



Garden



View



Living Room



Kitchen



Living Room



Kitchen

19 Bridge Street, Girvan

Spacious 4 bedroom flat situated in a central position and with views over river and harbour. The flat is 5 minutes walk to the beach. All local amenities are easily accessible and the flat is in the town's Conservation Area

The flat, with its own main door entrance, has been upgraded over the last 5 years by the present owners and the interior is in good decorative order

Lovely garden/patio space with river and harbour views.

The interior of the flat is over three levels comprising

Entrance Vestibule

Hall

Utility Room

Porch

Half Landing

Bedroom 4

First Floor

Living Room

Large Dining Kitchen with integrated hob, oven, fridge and freezer

Bedroom 1

Shower Room

Attic Floor

Bedroom 2

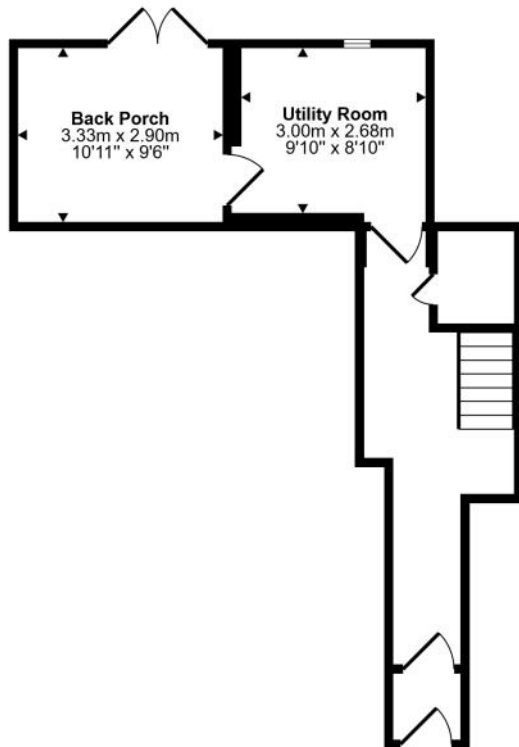
Bedroom 3

Bathroom

There is public car parking close by

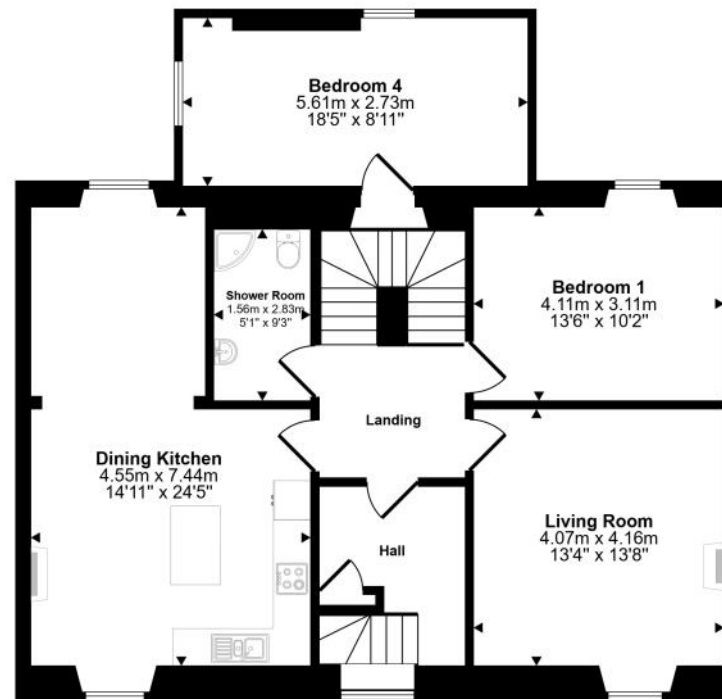
Well worth viewing

Approx Gross Internal Area
203 sq m / 2188 sq ft

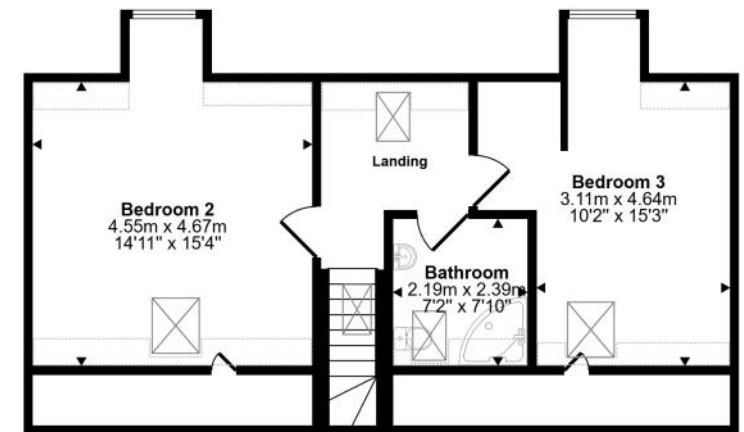


Ground Floor
Approx 34 sq m / 365 sq ft

Denotes head height below 1.5m



First Floor
Approx 103 sq m / 1110 sq ft



Second Floor
Approx 66 sq m / 713 sq ft

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.



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



Hall



Hall



Utility Room



Back porch



Staircase



Hall



Staircase



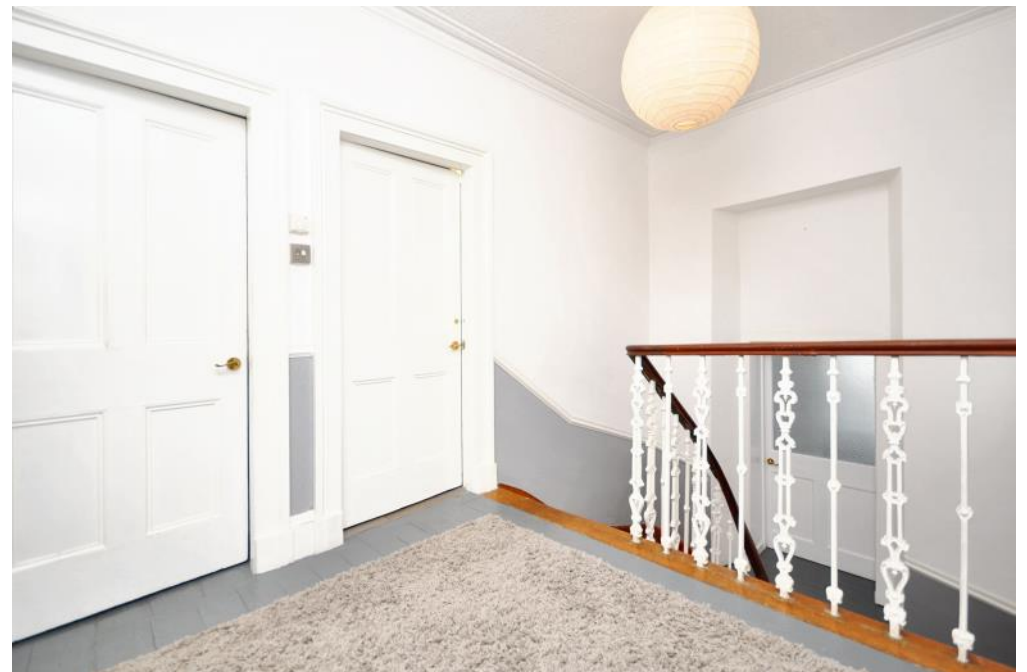
Bedroom 4



Bedroom 4



Landing



Landing



Bedroom 1



Bedroom 1



Shower Room



Shower Room



Hall



Hall and Staircase



Landing



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



View



View



Garden



Garden

Location

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 a variety of retailers; ASDA supermarket; 18 hole golf course; attractive beach and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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. Continue ahead into Girvan and just before the traffic lights at the town square/Stumpy clock tower, the flat is located on the right hand

General Comments

Home report available upon request.

The proprietor of the adjacent shop has a right of access to the rear garden from the shop, this to allow access to back of shop for maintenance, emergency escape etc

Council Tax Band

Band C

Energy Efficiency Rating

D (63)

To view contact



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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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