



THOMAS MURRAY
PROPERTY



8 Newton Kennedy

Girvan

KA26 9HL



Back



View from attic bedroom



Living Room



Living Room

8 Newton Kennedy, Girvan

Semi detached, 3 bedroom cottage situated at the harbour and only 11 minutes walk to the beach and 6 minutes walk to the Golf Course

Schools, parks, railway station and shops are all readily accessible

The house comprises

Entrance Vestibule

Hall

Living Room with Dining Area

Kitchen

Back Porch

Bedroom 1

Bedroom 2

Bathroom

Very narrow Stairs to

Attic Bedroom

Double glazed and single glazed windows. Electric heating

Back garden

The house is in need of improvement throughout

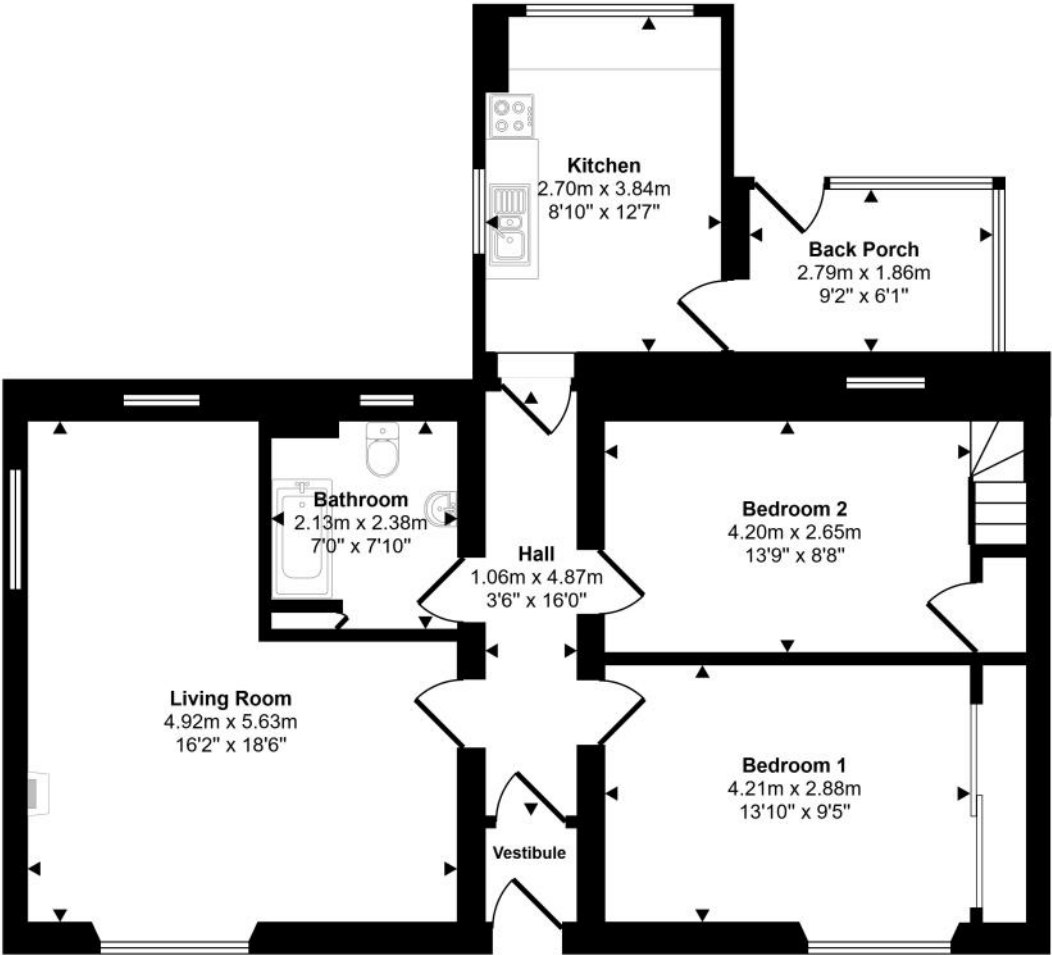
Opposite the boatyard

To appreciate potential and location, viewing is advised

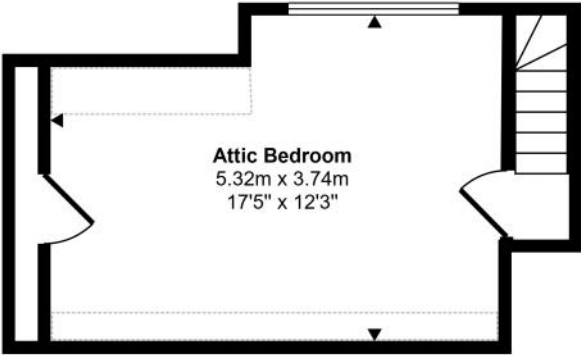
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with a variety of retailers; ASDA supermarket; 18 hole golf course; attractive beach and harbour; railway station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

Approx Gross Internal Area
109 sq m / 1168 sq ft



Ground Floor
Approx 87 sq m / 940 sq ft



First Floor
Approx 21 sq m / 228 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.



Living Room



Dining Room



Living Room



Dining Area



Kitchen



Kitchen



Hall



Hall



Bedroom 1



Bedroom 1



Bathroom



Kitchen



Bedroom 2



Bedroom 2



Back Porch



Living Room



Attic Bedroom



Attic Bedroom



Back Garden



Back Garden



Front



Back

Directions

Travelling to Girvan from Ayr on A77. Proceed into town turn right at Corner Vets, continue on this road and cross bridge the boat yard sits on the left hand side, turn left here and proceed ahead on Newton Kennedy. The house is the last house on the right hand side.

General Comments

Home report available upon request.

The house requires repair/improvement throughout and in terms of condition is sold as seen

Council Tax Band

Band C

Energy Efficiency Rating

G 07

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com