



THOMAS MURRAY
PROPERTY

8 Kings Gait
Girvan
KA26 9BE





Living Room



Kitchen



Living Room



Living Room



Kitchen

8 Kings Gait, Girvan

In excellent decorative order this a bright spacious 2 bedroom flat

The flat is 5 minutes walk to the beach and is convenient for the harbour, ASDA, parks and railway station

The flat comes with parking space

The flat comprises

Hall

Living Room

Kitchen

Bedroom 1

En Suite Shower Room

Bedroom 2

Bathroom

Double Glazed and gas central heating

Secure entry system

Well kept entrance area

From the flat there are views over neighbouring properties toward the hills and glimpse of Ailsa Craig

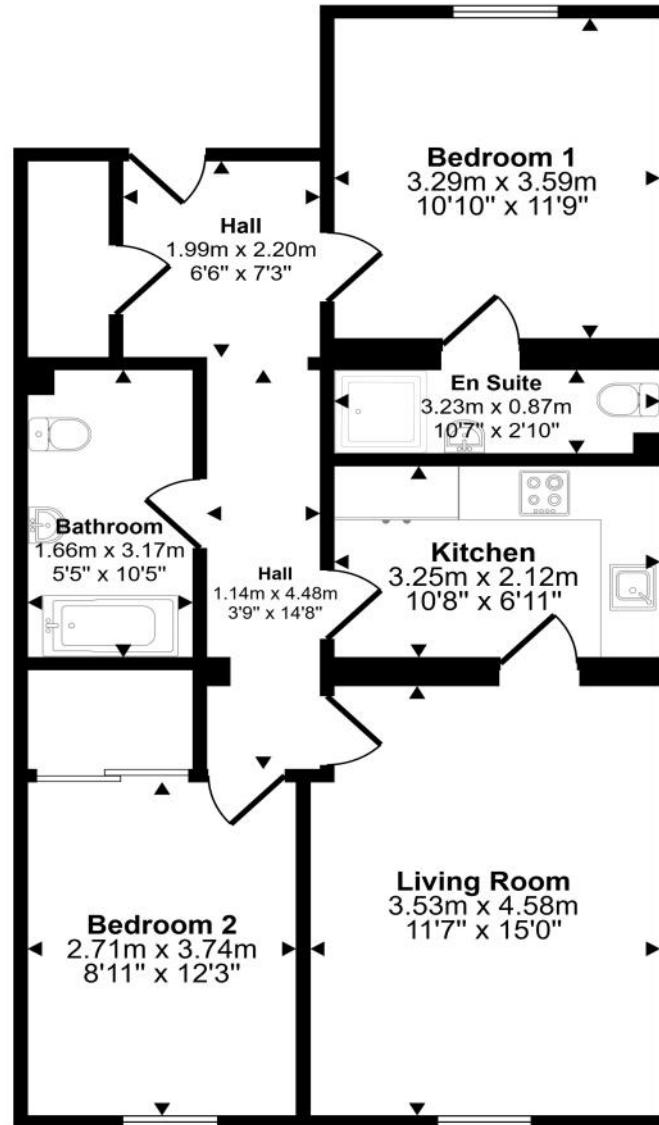
The flat forms part of distinctive building in the town's Conservation Area

The flat is in lovely order and ready to move in. Viewing is highly 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 (this is called The Quay Zone); 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 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

Approx Gross Internal Area
73 sq m / 786 sq ft



Floorplan

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.



Bedroom 1



Bedroom 2



Hall



Hall



Bathroom



Bathroom



Bedroom 1



En Suite



En Suite



Bedroom 2



Back



Steps up to entrance

Directions

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and clock tower. Here turn right, Knockcushan Street and then first left to Kings Gait. Proceed ahead to carpark. The flat is entered by way to the door in the right hand corner off the paved patio area. Secure entry system

General Comments

Home report available upon request.

Factor fee of £39.60 pm which comprises maintenance of car park and patio/garden area, stairwell and repairs such as roofing, guttering and maintaining paint work of the building and also includes contribution toward block buildings insurance.

Council Tax Band

C

Energy Efficiency Rating

B 84

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.



View

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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