



THOMAS MURRAY
PROPERTY



18 Shalloch Square

Girvan

KA26 0EA









18 Shalloch Square, Girvan

Attractive Two Bedroom Semi-Detached Home On a Generous Plot, Excellent Off-Street Parking and Lovely Rear Patio

The property offers approximately 77 sq m (831 sq ft) of well-proportioned accommodation arranged over two levels and is attractively presented throughout. The accommodation provides a comfortable combination of living and bedroom space, making this an appealing home for a range of purchasers.

On the ground floor, the entrance hall provides access to the main living accommodation and staircase to the upper floor. The well-proportioned living room provides a comfortable principal reception space, while the kitchen is conveniently positioned off the hall. The kitchen has a practical layout with a good range of fitted units and worktop space.

The first floor comprises two well-proportioned bedrooms with good scope for furniture placement. The modern shower room completes the upper accommodation.

One of the property's particularly attractive features is the generous plot on which it sits. To the front, there is a large, level gravelled area providing excellent off-street parking for several vehicles. This is a significant practical advantage, offering considerably more parking provision than might normally be expected from a two-bedroom semi-detached property. The house also enjoys an open outlook over the grass square.

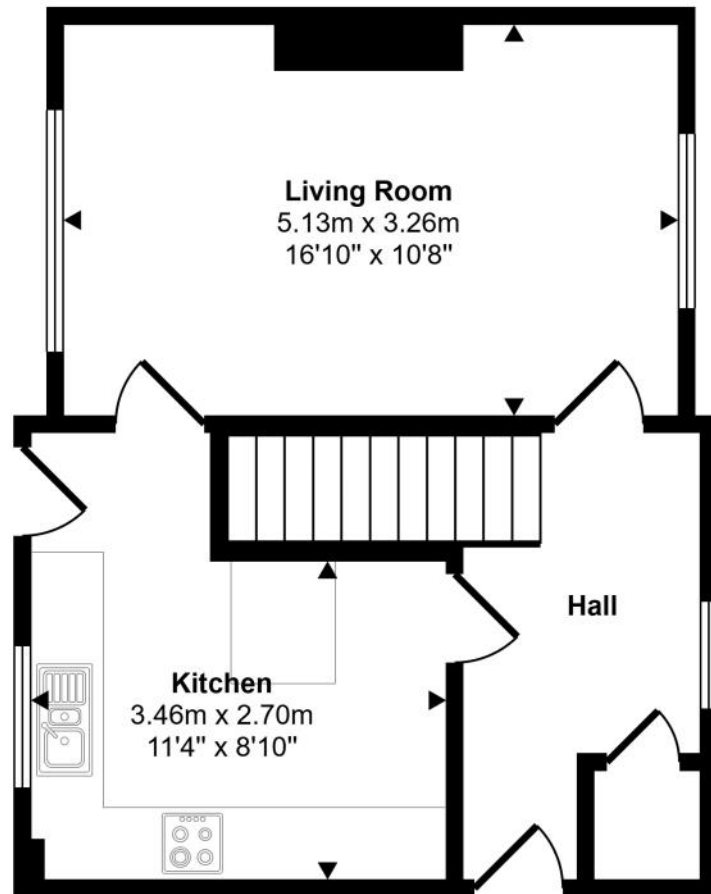
To the rear is a lovely patio area, providing a pleasant outdoor space which is ideal for sitting out, entertaining or simply enjoying the garden during the summer months.

Key Features

- Generously proportioned two-bedroom semi-detached home
- Substantial private off-street parking
- Attractive rear patio
- Pleasant outlook over the grass square
- Excellent presentation throughout
- Spacious lounge and fitted kitchen
- Two well-proportioned bedrooms
- Shower room
- Viewing highly recommended

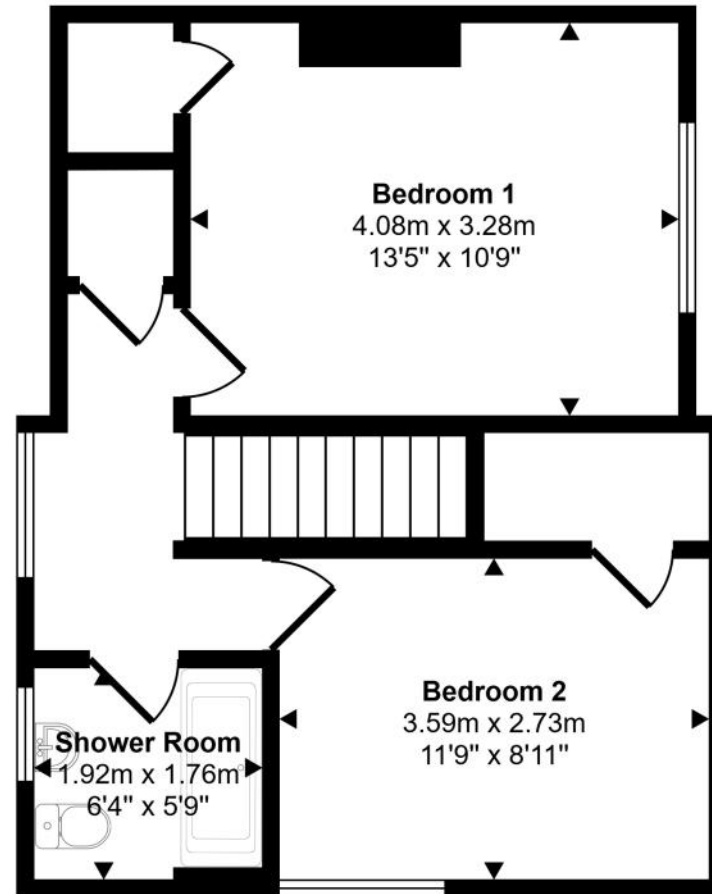


Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor

Approx 38 sq m / 414 sq ft



First Floor

Approx 39 sq m / 417 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.

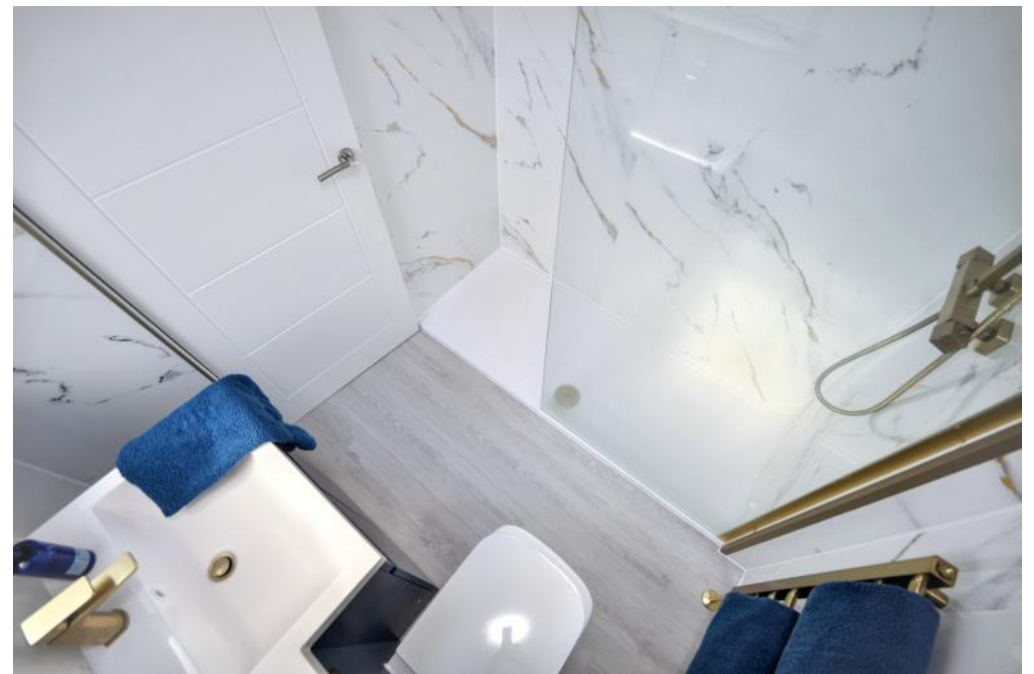
















Lifestyle and Location

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances |

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C(71)

To view contact



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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.





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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