



THOMAS MURRAY
PROPERTY

18 Henrietta Street
Girvan
KA26 9AL





Living Room



Sitting Room



Garden Room



Kitchen



Living Room



Sitting Room

18 Henrietta Street, Girvan

4 Bedroom Semi-Detached Home with Garden Room & Private Walled Garden – Moments from the Beach

This impressive and substantial four-bedroom semi-detached residence is located within the town's Conservation Area, just a three-minute walk from the beach. Offering generous and versatile living space, the property provides an excellent opportunity for families or buyers seeking a spacious home

Ideally positioned, the house is within easy reach of the harbour, local shops, leisure centre, schools, parks, and the railway station, making it both convenient and well connected.

The accommodation comprises |

Entrance Vestibule | Hallway | Living Room | Sitting Room | Garden Room | Dining Kitchen | Utility Room | Bedroom 3 with En-Suite Shower Room | Cloakroom

Upstairs | Bathroom | Bedroom 1 | Bedroom 2 | Box Room/spare Bedroom 4

The property offers excellent potential, with some areas requiring general improvement. The current owners have already upgraded the living room, bathroom, and second bedroom, providing a solid foundation for further enhancement

Double glazed. Gas central heating

Nicely enclosed walled garden, offering a peaceful and private outdoor retreat. Laid in stone paving, creating an attractive patio and seating area. There is also a summer house. The garden is sheltered and ideal for relaxing or entertaining, with convenient side access

Viewing is highly recommended to fully appreciate the space, location, and potential that this wonderful coastal property has to offer

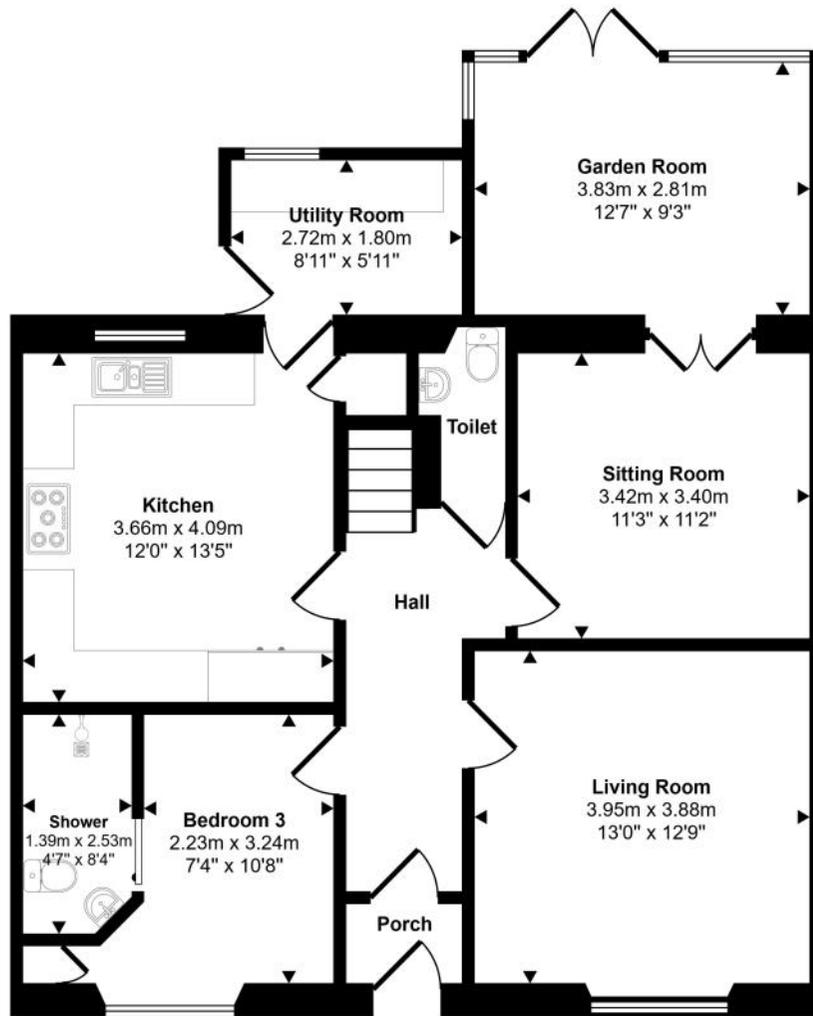
Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool, gym and soft play area, community hospital, and a variety of retailers, including ASDA

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

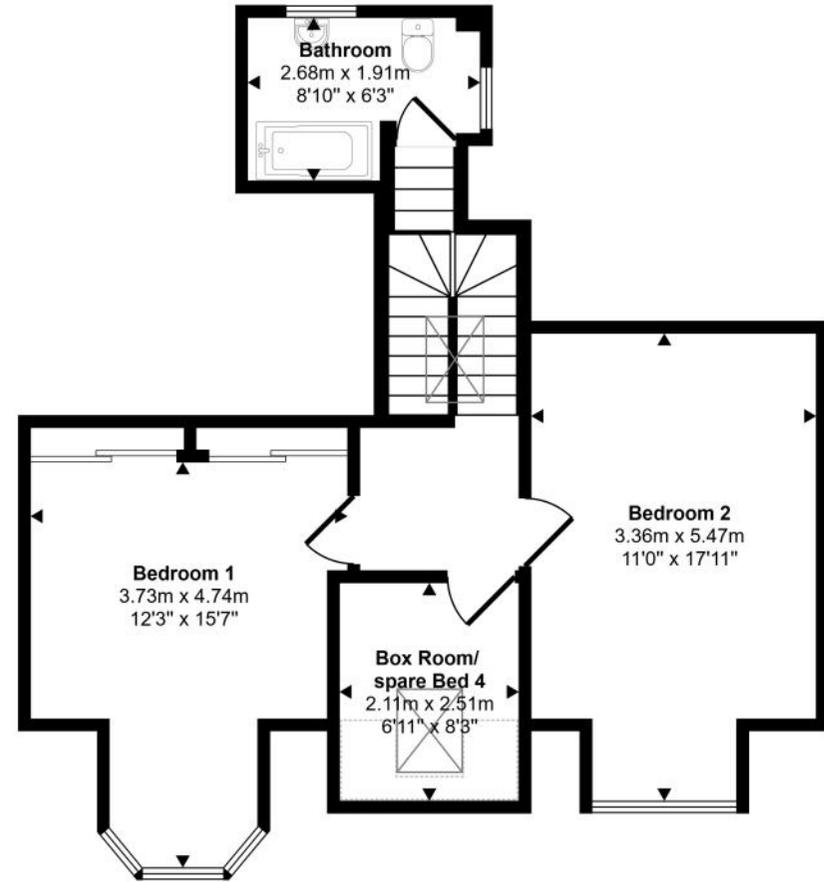
Distances |

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

Approx Gross Internal Area
139 sq m / 1498 sq ft



Ground Floor
Approx 88 sq m / 949 sq ft



First Floor
Approx 51 sq m / 549 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



Kitchen



Garden Room



Living Room



Hall



Hall



Kitchen



Bedroom 3



Bedroom 3



Shower Room



Sitting Room



Hall



Bathroom



Bathroom



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 4



Back



Back Garden

Directions

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street to mini roundabout at harbour. Turn left to Henrietta Street. The house is short distance along on the right hand side

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D67

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.



Garden Room



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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