



THOMAS MURRAY
PROPERTY



10 Knockcushan Street

Girvan

KA26 9AG



View from Rear







10 Knockcuhsan Street, Girvan

This is a charming and generously proportioned first-floor flat, ideally situated in a central position within Girvan's Conservation Area. The property enjoys a particularly attractive location, overlooking the town square to the front and benefiting from a lovely outlook towards the river and harbour from the rear. The beach is also within easy walking distance.

The property has its own main-door entrance and offers well-proportioned accommodation with plenty of character. The accommodation extends to approximately 63 sq m (679 sq ft) and comprises:

- Entrance Hall with staircase leading to the main Hall
- Spacious Living Room
- Kitchen
- Utility Space
- Bedroom
- Bathroom

The property benefits from double glazing and gas central heating.

A particularly appealing feature is the substantial attic space, which offers excellent potential for development to create additional accommodation, subject to obtaining any necessary consents. The attic is accessed via a Ramsay ladder.

There is also the benefit of a shared drying green to the rear of the building.

From this central location, the town's local amenities are readily accessible, with shops, services and other facilities all within easy reach. The combination of a characterful period property, central location, river and harbour outlook and potential attic development makes this an appealing home for a range of purchasers.

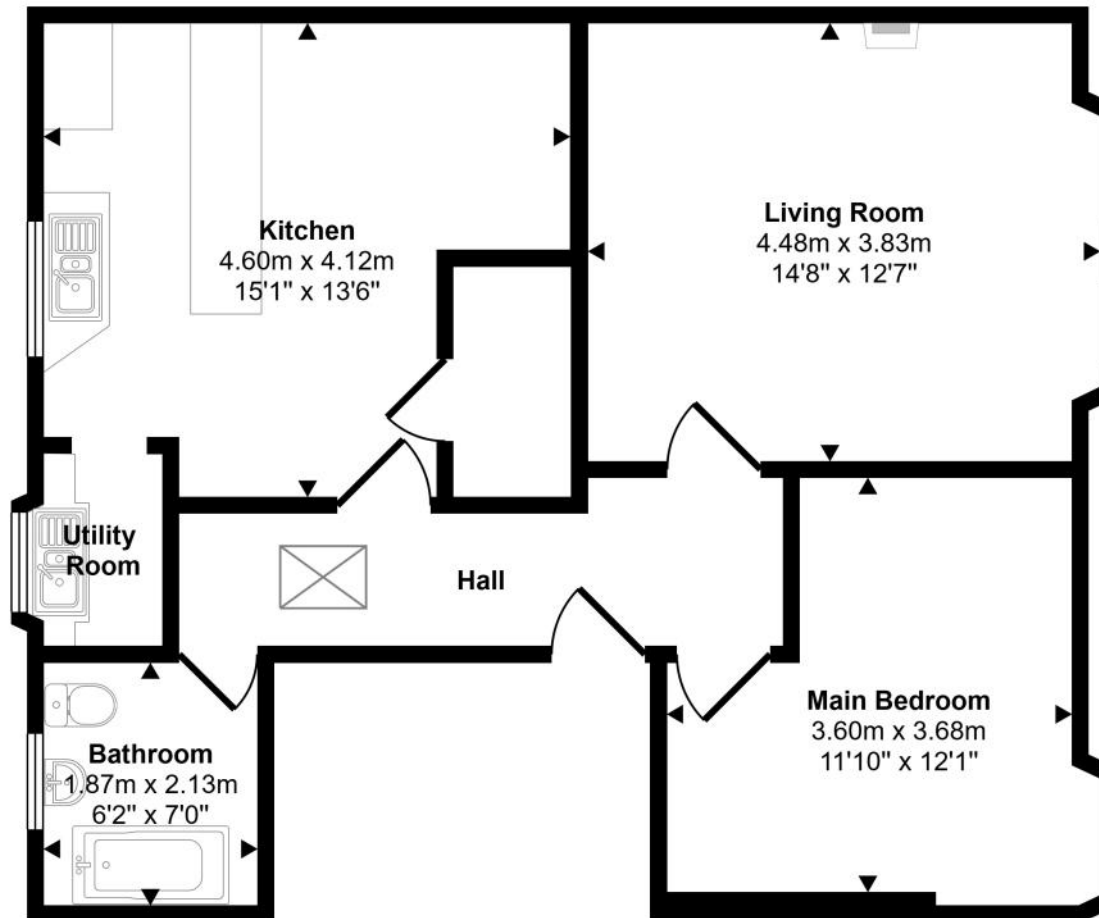
Local Area

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure centre with swimming pool, gym and soft play facilities, community hospital, a variety of independent and national retailers, an ASDA supermarket, an 18-hole golf course, attractive seafront and harbour, and a railway station providing connections north to Prestwick Airport and south to Stranraer. The world-renowned Turnberry golf courses and hotel are nearby, while the spectacular Culzean Castle & Country Park is within easy reach.

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

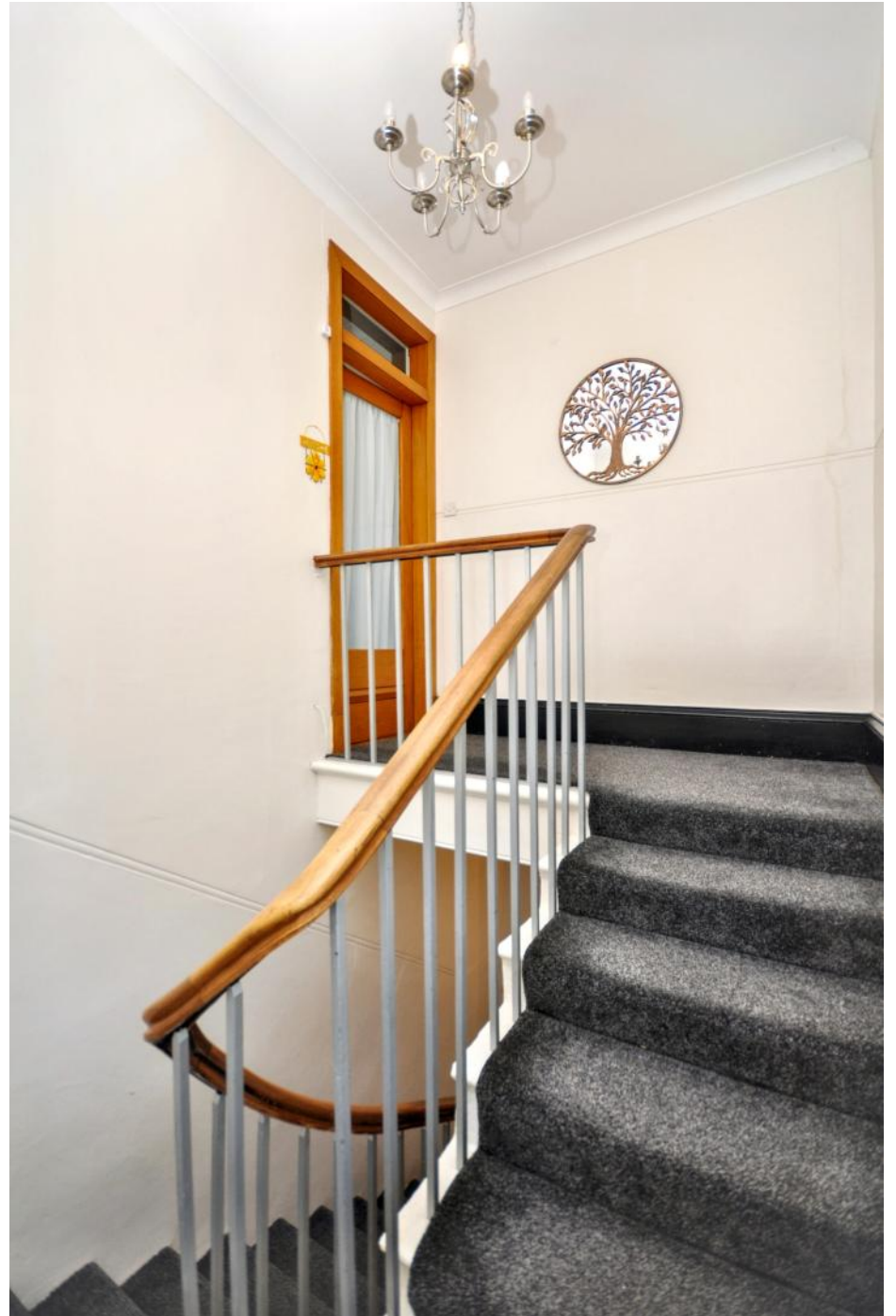


Approx Gross Internal Area
63 sq m / 679 sq ft



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.











General Comments

Home report available upon request.

The drying green area is shared. Any future development of the attic space is subject to obtaining the appropriate local authority consents.

The property is being sold in its present condition and is offered for sale on a "sold as seen" basis. No warranty or guarantee regarding the condition of the property, additions, alterations, its fixtures, fittings or systems can be given. Prospective purchasers are advised to satisfy themselves fully as to the condition of the property and to make their own enquiries and investigations prior to submitting an offer.

Council Tax Band

B

Energy Efficiency Rating

D66



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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