



THOMAS MURRAY  
PROPERTY

21 Wilson Street  
Girvan  
KA26 9AT









## 21 Wilson Street, Girvan

Charming three-bedroom end-terrace house with private garden, ideally located within easy walking distance of the beach and town centre amenities.

Situated in a popular residential street, this well-presented three-bedroom home enjoys a convenient location less than five minutes' walk from Girvan's attractive seafront, while also being close to shops, schools, parks and the railway station.

The accommodation is arranged entirely on one level and comprises an entrance vestibule, welcoming hall, living room, fitted kitchen, three bedrooms and a bathroom.

The property benefits from double glazing and gas-fired central heating throughout.

A substantial attic space offers excellent storage and may present future development potential, subject to obtaining the necessary consents.

The property enjoys a private and sheltered rear garden laid mainly to lawn with established borders, a timber garden shed and gated access to the side lane.

This is an excellent opportunity to acquire a comfortable home in a sought-after part of town, ideally suited to a range of purchasers including first-time buyers, downsizers and those seeking a coastal retreat.

## Local Area

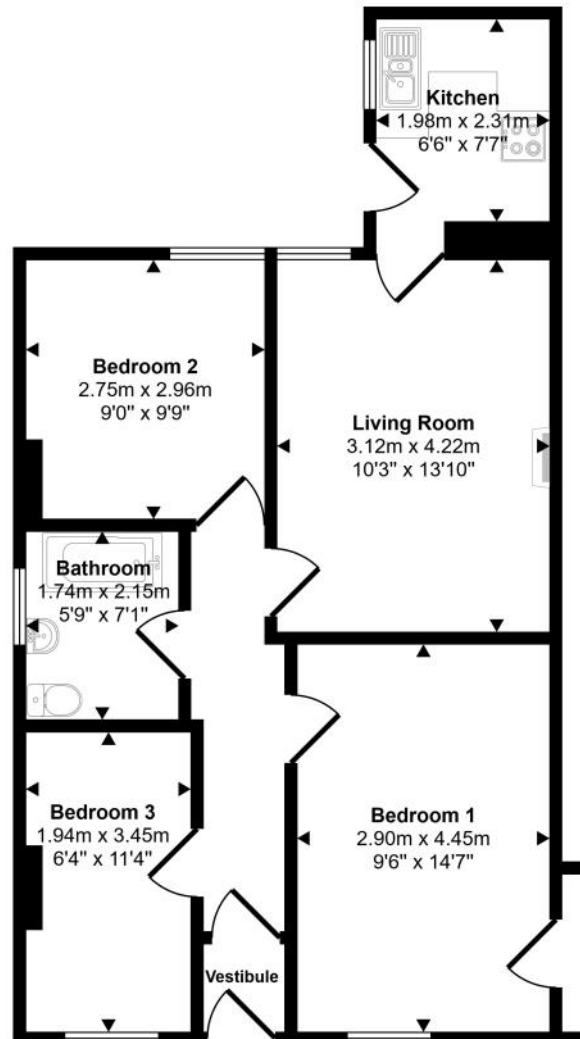
Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure centre with swimming pool, gym and soft play facilities, community hospital, a variety of independent and national retailers, an ASDA supermarket, an 18-hole golf course, attractive seafront and harbour, 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  
60 sq m / 641 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.







#### Directions

Arriving in Girvan travelling from Ayr on A77, proceed to traffic lights at town square/clock tower and here turn right Knockcushan Street. Continue ahead and at mini roundabout at harbour, take first exit left to Henrietta Street. Proceed ahead and take first left Ailsa Street West. Continue ahead and take second right, Wilson Street where the property is a little further along on the left hand side. Parking is on street.

#### General Comments

Home report available upon request.

Any future development of the attic space would be subject to obtaining the appropriate local authority consent

#### Council Tax Band

C

#### Energy Efficiency Rating

E (41)



#### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

#### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)