



THOMAS MURRAY
PROPERTY



53 Henrietta Street

Girvan

KA26 9AN



Surroundings



Surroundings



Living Room



Dining Room



Breakfast Room



Kitchen



Living Room



Breakfast Room

53 Henrietta Street, Girvan, KA26 9AN

Elegant Red Sandstone Semi-Detached House with Sea Views

Occupying a prime position within one of Girvan's most admired seafront addresses, this substantial semi-detached house enjoys outstanding views across the shorefront park toward the sea, Ailsa Craig and the distant Kintyre Peninsula.

Dating from the early 1900s, the property is a superb example of a traditional home, combining impressive period character with generous family accommodation extending to approximately 198m² (2,127 sq ft)

The impressive sandstone frontage gives way to a truly welcoming interior where a grand reception hall and striking pitch pine staircase immediately set the tone. Fine original features have been carefully retained throughout, including plaster corning, detailed woodwork, original panelled doors and wonderfully proportioned apartments reflecting the craftsmanship of the era. The accommodation is both spacious and versatile, ideally suited to modern family living

Of particular note is the magnificent bay-windowed Living Room, a superb formal reception room enjoying sea views and abundant natural light, with elegant ceiling detail and feature fireplace creating a wonderful entertaining and family space. There is a spacious dining room while the Breakfast Room and Kitchen create a practical everyday family hub.

A notable feature of the home is the adaptable side wing accommodation, currently arranged as an office/study leading through to a bedroom and shower room. This area lends itself perfectly to use as guest accommodation, a private suite for extended family, or a dedicated work-from-home space.

Upstairs, the first floor offers three further bedrooms together with the front bedrooms enjoying delightful outlooks toward the coastline and surrounding scenery.

The home offers both a bathroom and separate shower room on the ground floor complemented by a further shower room on the mezzanine level.

Further benefits include double glazing and gas central heating.

Externally, the property benefits from a sheltered and beautifully maintained walled rear garden with covered pergola — an ideal space for outdoor dining and relaxation. A substantial detached garage, 42m² provides excellent storage and secure parking and is equipped with electric door access, side entry, power and lighting and has access from Greenside, the lane at the rear.

53 Henrietta Street represents a rare opportunity to acquire a distinguished coastal home combining period elegance, flexible living space and outstanding views in a desirable setting moments from the beach

Approx Gross Internal Area
198 sq m / 2127 sq ft



Ground Floor
Approx 100 sq m / 1079 sq ft

First Floor
Approx 55 sq m / 596 sq ft

Garage
Approx 42 sq m / 452 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.



Hall



Hall



Dining Room



Kitchen



Hall



Kitchen



Bathroom



Bathroom



Back Porch



Back Porch



Patio



Covered Pergola



Stairwell



Shower Room



Shower Room



Bedroom 1



Bedroom 1



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Study



Bedroom 4



Bedroom 4



Shower Room



Back



Back

Location

Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and state-of-the-art gym. The town offers a variety of retailers, along with an ASDA supermarket. Recreational facilities include an 18-hole golf course, an attractive seafront and harbour, and excellent coastal walks. Girvan railway station provides regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses are close at hand, as is Culzean Castle and Country Park.

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

Directions

Travelling from Ayr, on entering Girvan proceed ahead to traffic lights at town square and clock tower. Here turn left and continue to mini roundabout at harbour side. Take first exit left, Henrietta Street. Proceed ahead. The Property is situated a little further along on the left hand side over looking Stair Park.

General Comments

Home report available upon request.

The present owners have lived in the house for 11 years. In this time they have had the house rewired. The roof is checked annually and the central heating boiler is serviced annually.

Council Tax Band | F

Energy Efficiency Rating | D (65)

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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