



THOMAS MURRAY
PROPERTY



26 Harbour Street

Girvan

KA26 9AJ









26 Harbour Street, Girvan

An attractive and well-presented traditional mid-terraced house occupying an enviable position moments from the beach. The property offers comfortable and versatile accommodation over two levels and benefits from double glazing, gas central heating and tasteful modern decoration throughout. Garden and Garage.

The ground floor provides a vestibule leading to hall, two well-proportioned reception rooms, offering flexibility for both everyday living and entertaining. The modern fitted kitchen is well equipped with a good range of wall and floor-mounted units. To the rear is spacious, modern shower room.

On the first floor there are two bedrooms, together with an especially useful dressing room fitted with wardrobes and incorporating a wash hand basin and WC. The principal bedroom is a good-sized room with attractive natural light and views towards the sea and Ailsa Craig.

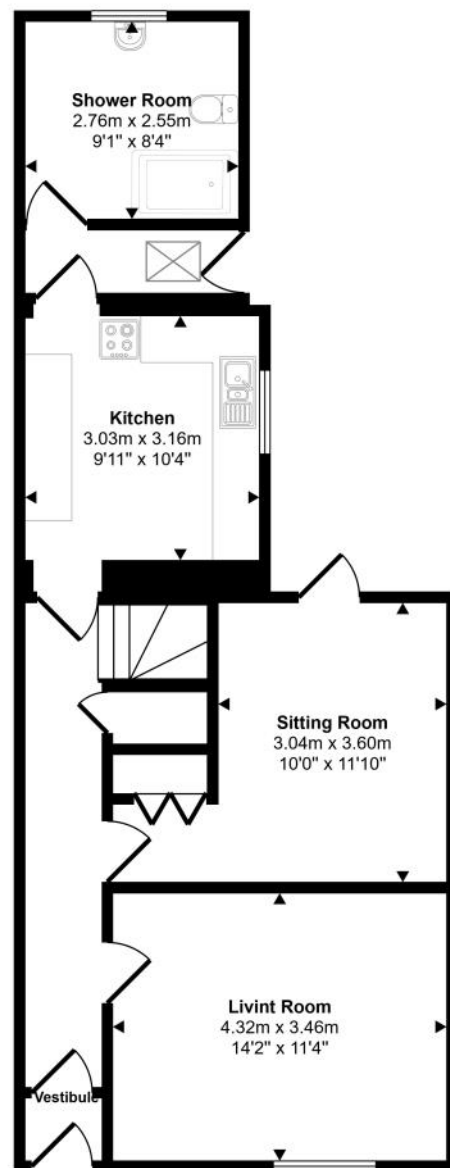
Externally, the property has a particularly appealing enclosed rear area. This includes a timber deck, paved areas and generous space for parking, together with a useful garage, making the outside space both attractive and practical.

Harbour Street is a pleasant residential street forming part of the Girvan Conservation Area, and the property is ideally placed for access to the harbour, seafront and beach. Shops and schools are readily accessible within the town, while the surrounding coastline and countryside provide excellent opportunities for walking and recreation. In summary, 26 Harbour Street represents an appealing opportunity to acquire a characterful home in a highly convenient position, with well-presented accommodation, useful additional dressing-room facilities and unusually generous private parking and garage provision to the rear.

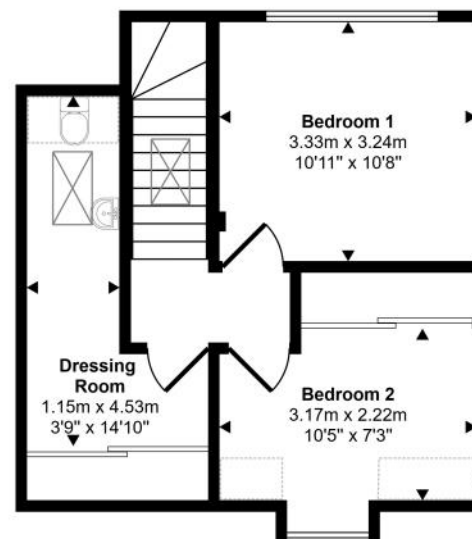
Highlights

- Attractive traditional mid-terraced house. Well-presented throughout
- Moments from harbour, seafront and beach. Lovely sea views towards Ailsa Craig
- Approximately 96 sq m / 1,036 sq ft
- Two reception rooms & Two bedrooms
- Additional dressing room with wardrobes, wash hand basin & WC
- Modern fitted kitchen & Contemporary Shower room
- Rear garden with Excellent off-street parking and Garage

Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft



First Floor
Approx 35 sq m / 377 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.













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

C

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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