
THOMAS MURRAY
PROPERTY
8 Henrietta Street
Girvan
KA26 9AL











8 Henrietta Street, Girvan

A Spacious Home of Character, Offering Excellent Potential in a Convenient Coastal Location

Situated within easy reach of the beach, harbour, and a wide range of local amenities, this is a substantial traditional terraced home offering generous accommodation extending to approximately 136 sq m (1,469 sq ft)

This appealing property offers an abundance of space and considerable potential for a purchaser looking to create a wonderful home to their own taste and style. While some general modernisation would undoubtedly enhance the accommodation, the generous room proportions, flexible layout and wealth of space provide an excellent foundation.

The accommodation begins with an entrance vestibule leading into a particularly welcoming and spacious hallway. There are two generous reception rooms, comprising a comfortable living room and a separate sitting room, the latter enjoying French doors opening into a delightful garden room. Currently utilised as a dining area, this additional space has direct access to the garden. The kitchen is a good space, while a ground-floor shower room adds further practicality.

At mezzanine level, there is a particularly spacious bathroom.

The first floor comprises a wide landing giving access to three well-proportioned bedrooms, together with a useful box room which would make an ideal home office, study or storage room.

Externally, the property benefits from a rear garden incorporating patio and lawn area together with a useful outbuilding. There is also gated access across the neighbouring properties, providing a convenient route for moving wheelie bins.

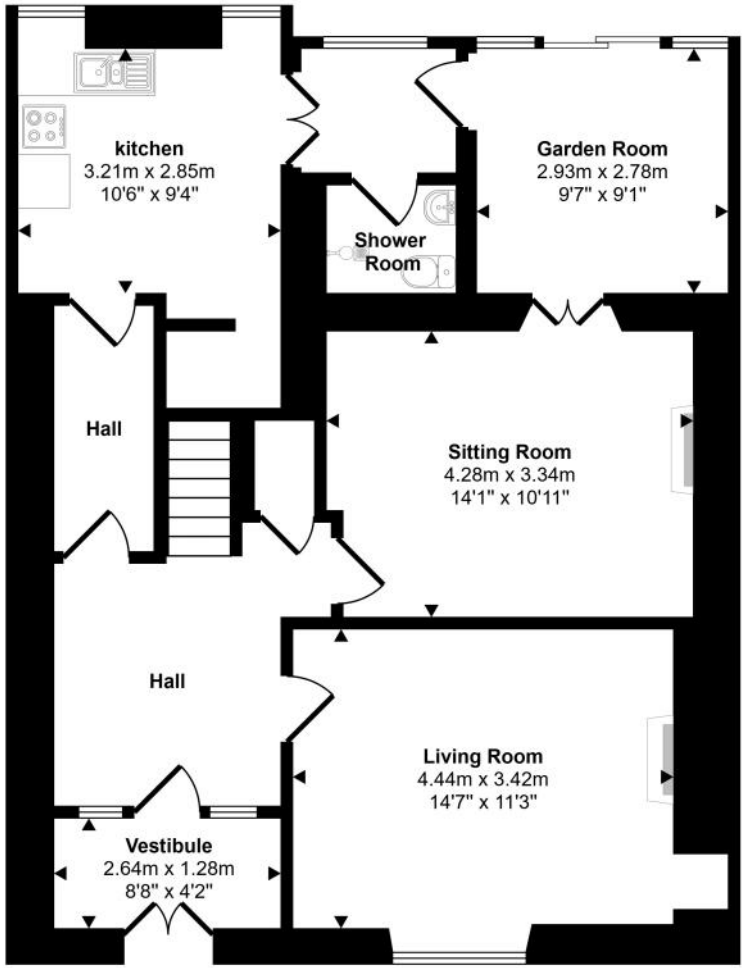
Further benefits include double glazing and gas central heating.

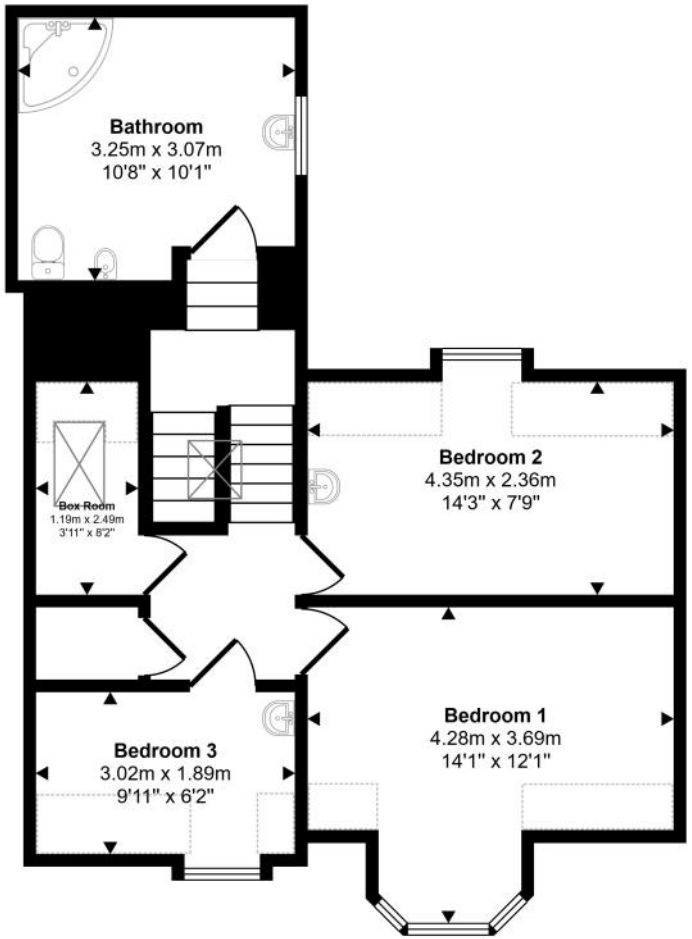
A particularly spacious and versatile traditional home, offering generous accommodation, garden and excellent scope for improvement. An appealing opportunity for those seeking a substantial property with the potential to create a home perfectly suited to their own requirements.

Key Points

- Home Report – market value £160,000
- Close to beach and harbour
- 2 reception rooms and 3 bedrooms
- DG and Gas CH
- Garden
- Spacious layout

Approx Gross Internal Area
136 sq m / 1469 sq ft





Ground Floor

Approx 83 sq m / 893 sq ft

First Floor

Approx 54 sq m / 577 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 is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket. Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour. Girvan benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (68)

To view contact

THOMAS MURRAY PROPERTY

Tel: 01465 713498

Email: 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.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

THOMAS MURRAY PROPERTY

7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

Regulated by RICS®

www.thomasmurrayproperty.com