



THOMAS MURRAY
PROPERTY



9 Wilson Street
Girvan
KA26 9AT



9 Wilson Street, Girvan

Situated on the popular Wilson Street in Girvan, within easy walking distance of the beach and the town centre, this detached two-bedroom house offers an opportunity for a purchaser seeking a property with scope for improvement and modernisation.

Extending to approximately 57 sq m (615 sq ft), all on the level accommodation comprises a living room, kitchen, shower room, two bedrooms, hall and entrance vestibule. The property has central heating, double glazing and a small paved garden area.

The house would benefit from a programme of refurbishment, including upgrading of the kitchen and shower room, together with remedial works to address areas of dampness and rot. Once improved, the property offers potential to create a comfortable home in a convenient coastal location, close to local amenities, shops and services.

The property is being marketed at a Home Report valuation of £75,000, reflecting its current condition.

Highlights

Detached two-bedroom house

Approximately 57 sq m (615 sq ft)

Popular terrace street location

Within easy walking distance of the beach

Convenient for town centre and local amenities

Gas central heating & Double glazing

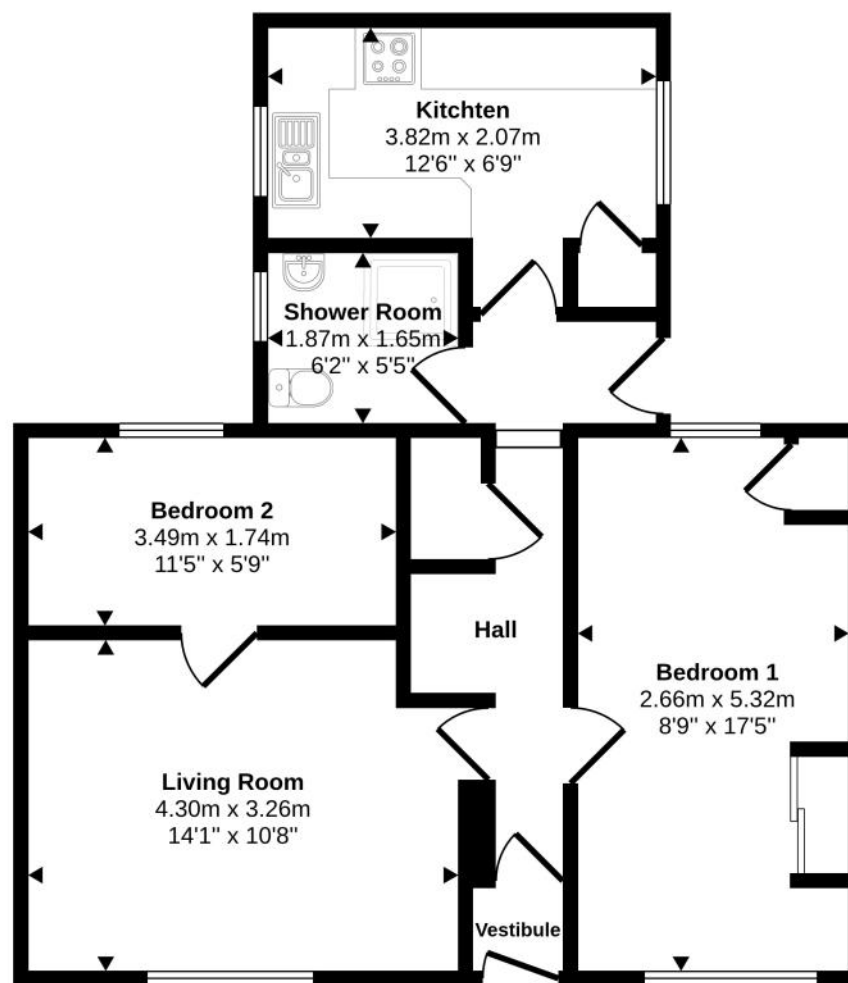
Small paved garden area

Requiring refurbishment and modernisation

Home Report valuation: £75,000



Approx Gross Internal Area
57 sq m / 615 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.







Life Style 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

The property is offered for sale in its present condition and is sold as seen. The subjects require refurbishment, and prospective purchasers should satisfy themselves as to the condition of the property and the extent of any remedial works required prior to submitting an offer. No warranty or guarantee will be given in respect of the condition of the property, its fixtures and fittings, or the operation of any services or installations.



Council Tax Band

B

Energy Efficiency Rating

D (62)

To view contact



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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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