



51 Ballybroke Street

Girvan

KA26 0AQ



Living Room



Kitchen



Garden



Living Room



Kitchen

## The Wee House 51 Ballybroke Street, Girvan

Ideally situated within a popular residential street, this beautifully refurbished mid-terrace house enjoys a good location with the beach and seafront only a five-minute walk from the property.

Presented in true walk-in condition, the house has undergone an extensive programme of renovation and modernisation to an excellent standard, including new windows, complete re-wiring, and a new central heating system, creating a stylish home suited to a wide range of purchasers.

Internally, the accommodation is bright, fresh and immaculately presented throughout. A welcoming Entrance Vestibule leads into a Hall giving access to all rooms. The attractive Living Room features tasteful décor and quality finishes, while the modern fitted Kitchen has been newly installed with contemporary units and worktops. The Shower Room has also been newly fitted with contemporary fixtures and stylish tiling. The generous double bedroom is beautifully presented and completes the accommodation.

Further benefits include quality floor coverings, modern internal doors and fresh neutral décor. Double glazing and gas central heating.

To the rear, there is a fully enclosed, low-maintenance garden with raised decked seating area providing an ideal space for relaxing and outdoor entertaining.

In addition to the beach being just a short stroll away, local shops, parks, transport links and schooling are all readily accessible nearby, making this an ideal purchase for first-time buyers, downsizers, holiday home purchasers or those seeking a coastal retreat.

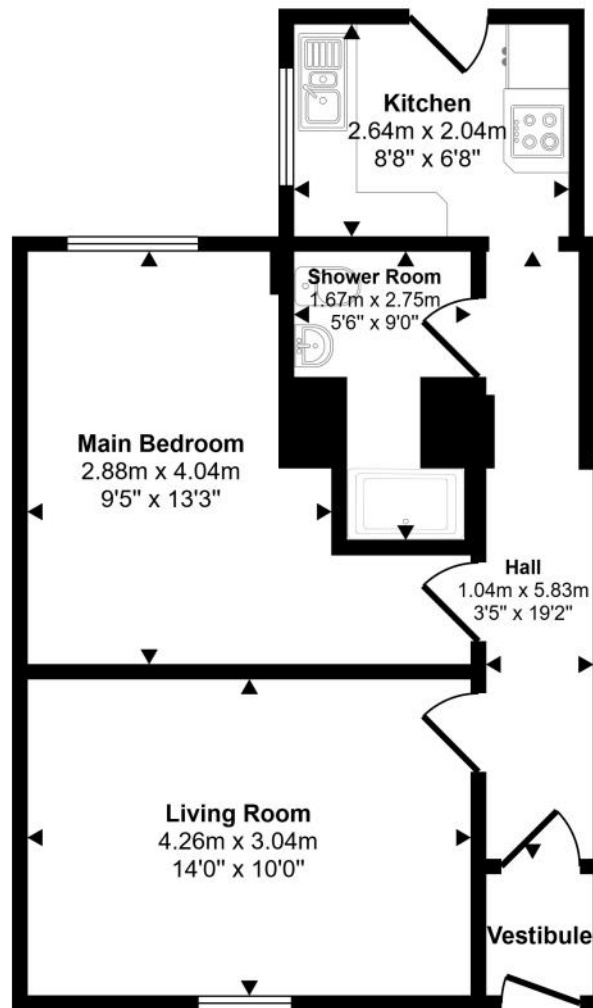
Early viewing is highly recommended to appreciate the quality finish, walk-in condition and excellent seaside location on offer.

Girvan offers an excellent 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. The town also benefits from a leisure centre with swimming pool and gym facilities.

For outdoor and leisure enthusiasts, Girvan boasts an attractive seafront, harbour, and an 18-hole golf course, while the beach and promenade are only a short five-minute walk from the property. Excellent transport links are available via the town's railway station, providing regular connections north to Ayr, Prestwick Airport and Glasgow, and south to Stranraer. The world-renowned Turnberry Hotel and championship golf courses are within easy reach, along with the magnificent Culzean Castle and Country Park, making this an ideal base from which to enjoy the Ayrshire coastline and surrounding countryside.

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

Approx Gross Internal Area  
45 sq m / 479 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.



Vestibule



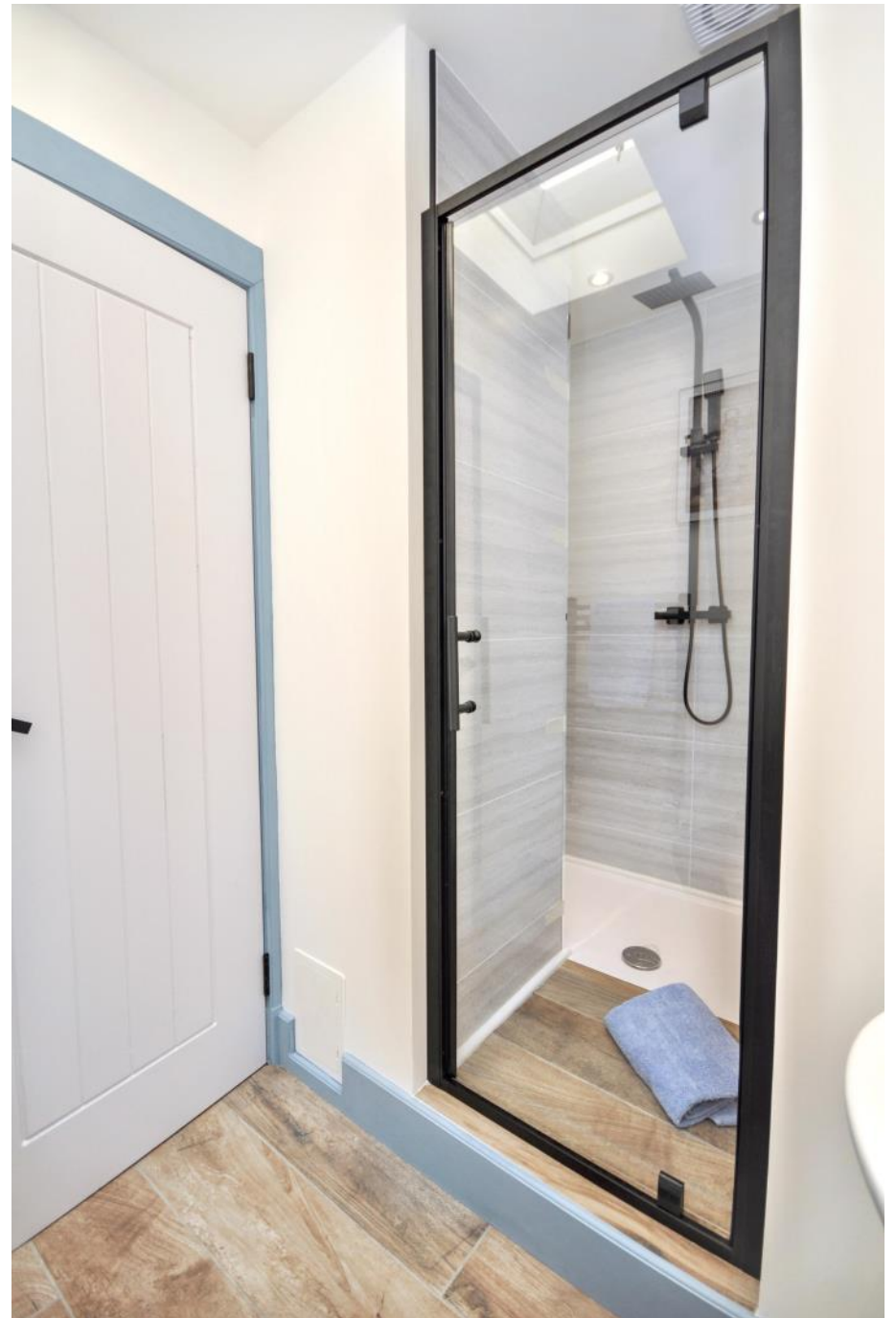
Hall



Hall



Living Room



Shower Room



Bedroom



Bedroom



Kitchen



Garden



### Directions

On travelling to Girvan from Ayr. Approach town on A77/Vicarton Street and continue to traffic lights at town square and clock tower. Proceed straight ahead, Dalrymple Street. Continue ahead and take 4th right, George Street and then first left Ballybroke Street. The house is a short distance along on the left.

### General Comments

Home report available upon request.

### Council Tax Band

A

### Energy Efficiency Rating

D (66)

### To view contact



**Tel:** 01465 713498

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

**Pre-sale Valuation and Appraisal** | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

### 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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