



51 Bourtreehall  
Girvan  
KA26 9EN



Living room



Kitchen

## 51 Bourtreehall, Girvan

### 1 Bedroom Mid-Terrace Home in popular residential street

Situated just a 2-minute walk from Girvan railway station and within easy reach of ASDA, the bowling club, and local schooling, this well-located mid-terrace home offers fantastic potential for a range of buyers. The beautiful beach and seafront are approximately a 13-minute stroll away, making this an ideal spot to enjoy coastal living.

The accommodation is all on one level and comprises:

- Entrance hall
- Living room
- Kitchen
- Double bedroom with built-in wardrobe
- Bathroom

Gas central heating. Windows are single glazed

Attic space, which offers potential for conversion (subject to the appropriate consents), providing an opportunity to create additional living accommodation such as a second bedroom.

To the rear, there is a level, low-maintenance garden, along with an attached outhouse

This is a house with great potential — an excellent first-time purchase, buy-to-let investment, or holiday home

### About Girvan

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a leisure facility with swimming pool, gym and soft play area. The town provides a mix of retailers, including ASDA supermarket. For leisure and lifestyle, Girvan boasts an 18-hole golf course, an attractive seafront and harbour, and a railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf Courses are close at hand, as are the stunning Culzean Castle and Country Park.

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

Approx Gross Internal Area  
44 sq m / 478 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.



Living room



Kitchen



Hall



Hall



Bathroom



Bedroom



Bedroom



Bathroom



Back



Back Garden

#### Directions

Travelling to Girvan from Ayr on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take first left, Bourtreehall. Continue ahead, the house is a little further along on the left hand side.

#### General Comments

Home report available upon request.

#### Council Tax Band

A

#### Energy Efficiency Rating

D55

#### To view contact



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**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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