

26 Carrick Street

GIRVAN, SOUTH AYRSHIRE, KA26 9EQ



BRUACH
PROPERTY

www.bruachproperty.com

*Bruach Property are delighted to present the sales details of
'26 Carrick Street'*



FIXED PRICE £50, 000

Below: Living Room

Bruach Property are delighted to bring to the market 26 Carrick Street. A one-bedroom top floor flat in the heart of Girvan is ideal for the first time buyer or couple.

In more detail the accommodation consists of a bright entrance stairway with tall window. The stair gives access to a landing with two large storage cupboards off. To the front of the property you will find the living room with open fire and a window overlooking Carrick Street and beyond. Adjacent to the living room you will find a L shaped kitchen with two windows. The kitchen in more detail is fitted with an array of wall and floor mounted units, stainless steel sink, and space for a standalone electric cooker. To the rear of the property you will find a large double bedroom with windows offering views of the surrounding hills. Completing the accommodation is a bathroom with bath, wc and sink.

Externally you will find a large tarmac driveway which will accommodate several vehicles. The driveway leads to a timber garage situated at the rear of the garden. The large garden is laid out to stone chips and is surrounded by a timber fence and hedge.

Further benefits to this property include double glazing.

Girvan has good local amenities including primary and secondary schooling, restaurants and shops. The world famous Turnberry golf course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.

EER: F

Viewing strictly by appointment only, please contact
Bruach Property on Tel: 01655 331 616
or



Below Left: Kitchen Below Right: Landing



Below: Double Bedroom



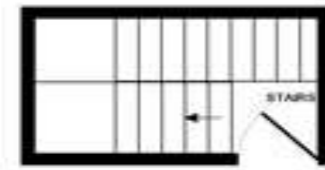


Below Left: View From Bedroom

Below Right: Driveway







GROUND FLOOR



1ST FLOOR

Made with Metropix. ©2016

Room Sizes

Bedroom	10'1" x 17'0"	3.09m x 5.26m
Living Room	14'7" x 12'1"	4.47m x 3.70m
Kitchen	8'1" x 11'11"	2.48m x 3.40m
Bathroom	6'9" x 6'0"	2.06m x 1.84m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

General Remarks**Services:**

The property has mains water, drainage and electricity. Heating is electric storage. The property is double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: Current D-57 Potential C-76

Council Tax:

The property is Band A and the amount of council tax payable for 2016/2017 is £1051.90.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, Ayrshire, KA26 9EU
Tel:01655 332 616 or Email: info@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

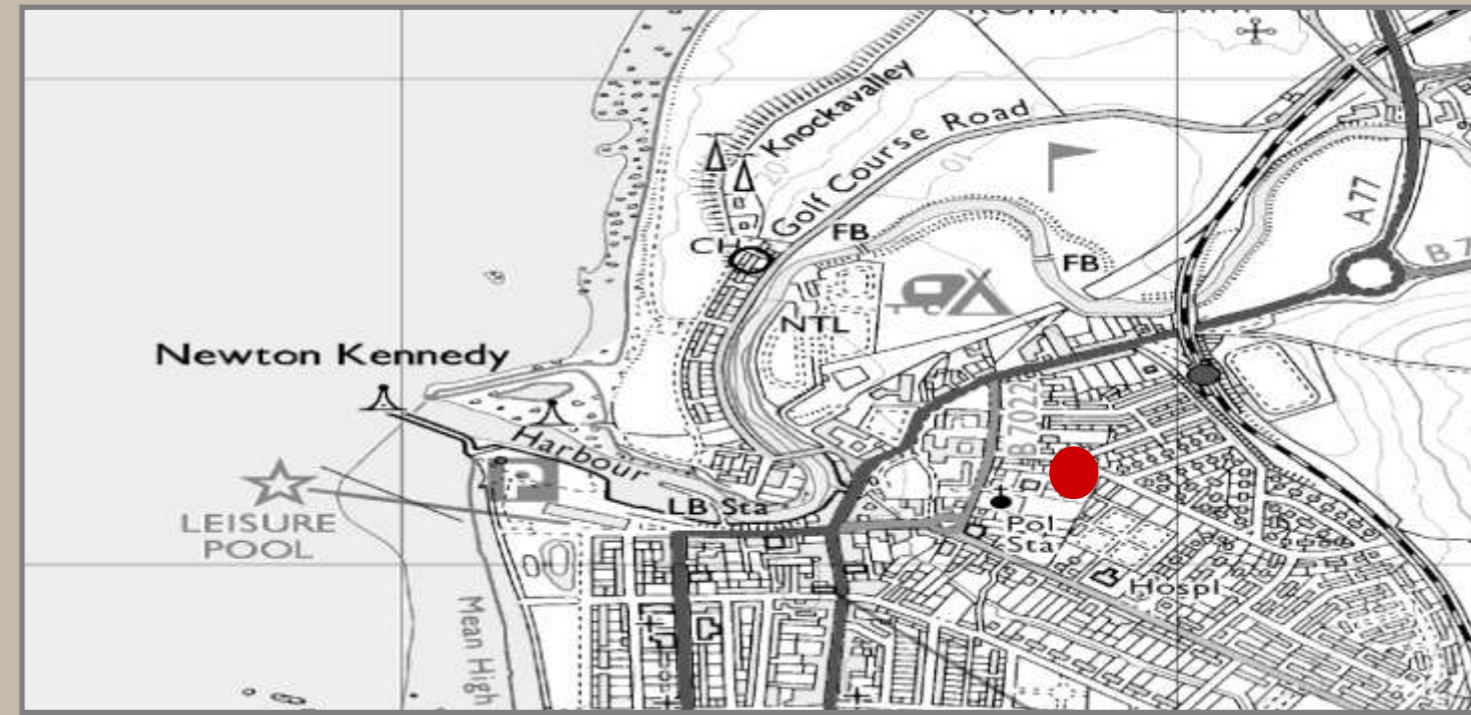
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Travel Directions:**

A77 Southbound, at the roundabout take the second exit remaining on the A77. Turn left onto Montgomerie Street, then turn left onto Maxwell Street. Continue straight onto Trowier Road then turn left onto Carrick Street. The destination will be on the right.

Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in June 2009.

Measurements and Other Information

All measurements are approximate Floor plans are for illustration purposes and may not be to scale. While we endeavour to make our sale particular accurate and reliable, if there is any point, which is of particular importance to you, please contact Bruach Property will be please to check the



If you would like to know how much your property may achieve in today's market, we are pleased to offer a free market appraisal with no obligation.

We're always just a phone call or an e-mail away if you need advice or information.

Telephone 01655 331 616

Facsimile 01465 238002

Email info@bruachproperty.com

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