



THOMAS MURRAY  
PROPERTY



9 Ainslie Road  
Girvan  
KA26 0AY



Rear Elevation



Garden



Living Room



Kitchen



Living Room



Kitchen

## 9 Ainslie Road, Girvan

Large detached, 4 bedroom house, 2 minutes walk from the beach

The house is two storey and comprises

Entrance Vestibule

Hall

Living Room

Cloak Room

Spacious Kitchen

Dining Area

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Study/Bedroom 4

Bathroom

Double glazed. Gas central heating

The house stands on a substantial level plot comprising garden spaces front and rear

Attached garage

The house does require general improvement. That said it has super potential

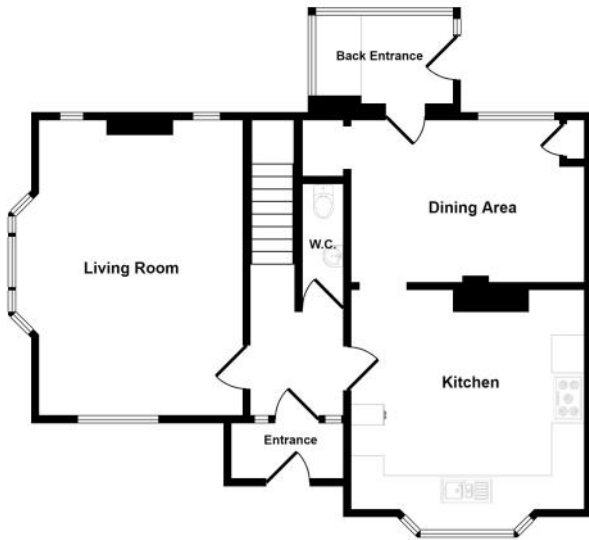
A spacious house in a good location, viewing is advised

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Living Room



First Floor

Living Room	18'2" x 12'5" increasing to 13'8"
Dining Area	9'6" x 14'2"
Kitchen	13'2" x 14'2"
Cloakroom	7'2" x 2'7"
Bedroom 1	10'4" x 12'8"
Bedroom 2	12' x 12'1" & 1'2" x 4'1"
Bedroom 3	12'1" x 9' & 1'2" x 1'8"
Study/Bedroom 4	5'7" x 6'11"
Bathroom	9'6" x 6'11"
Garage	21' x 18'



Hall



Hall





Kitchen



Kitchen



Dining Area



Dining Area



Cloak Room



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Study/Bedroom 4



Study/Bedroom 4



Bathroom



Bathroom



View from Upstairs Bedroom



Front Elevation



Rear Elevation

### Directions

Travelling to Girvan from Ayr. Approach town on A77. Continue ahead to traffic lights at town square/clock tower and here turn right. Proceed ahead to mini roundabout at harbour and here take first exit left, Henrietta Street. Continue ahead on Henrietta Street/Kirkpatrick Street to mini roundabout and take second exit, straight ahead to Bennane Road. Turn first right Rajput Drive and at junction turn right. The house is a short distance along on the right hand side.

### General

Home report available upon request

25 years ago the house was underpinned, this work carried as part of an insurance claim

The house does require general improvement and in terms of condition is sold as seen

### Council Tax

E

### Energy Efficiency Rating

E (53)

### To view contact



Tel: 01465 713498

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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.



Garden





Drive and Garden

### 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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