



THOMAS MURRAY
PROPERTY



THE AVENUE

4 The Avenue

Girvan

KA26 9DS



Living Room



Living Room



Kitchen



Living Room



Kitchen

4 The Avenue, Girvan

Spacious, 2 bedroom first floor flatted dwelling convenient for shops, schools and railway station.

The beach is 9 minutes walk

This attractively presented flat is part of a larger end terrace Category C listed building situated close to Church Square

The property is entered by way of pend which gives through access to the rear of the building

The interior of the flat has elegant proportions – good room sizes and high ceilings. Decorative cornice, original doors and skirtings and architraves

Comprises

Living Room with Limestone fireplace and wood burning stove

Dining Kitchen

Bedroom 1

Bedroom 2

The Bathroom is at mezzanine level

Spacious Entrance Vestibule at ground floor

Windows are double glazed. Gas central heating

South facing garden at rear

A lovely property, viewing is highly recommended

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 super-market; 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



Ground Floor
Approx 14 sq m / 154 sq ft

First Floor
Approx 96 sq m / 1037 sq ft

Living Room	14'10" x 18'2"
Dining Kitchen	10'7" x 13'9"
Bedroom 1	14'10" x 11'11"
Bedroom 2	13'8" x 9'1"
Bathroom	10'5" x 6'



Hall



Hall



Entrance Hall



Entrance Hall



Stairwell



Stairwell



Bathroom



Bathroom



Hall



Living Room



Kitchen



Fireplace



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Front Elevation



Garden

Directions

Travelling from Ayr on A77. Approach Girvan and proceed ahead on Vicarton Street and turn left after pedestrian crossing, Montgomerie Street. Continue to end of street and turn right, The Avenue. The flat for sale is situated a short distance along on the right hand side. The flat is entered by way to timber door to the right hand side of the building. Parking is on street.

General Comments

Home report available upon request

The proprietor of 4A The Avenue (ground floor) has right of access through the entrance pend for the movement of wheelie bins etc. At the back, the garden space nearest the rear of the building forms part of the property for sale. There is a gravel path along the side of the wall and this in turn provides access to a second area of garden which is part of 4A The Avenue.

Council Tax Band

C

EER

D (66)

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.



Garden



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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