



THOMAS MURRAY  
PROPERTY



19 Piedmont Road  
Girvan  
KA26 0DS

## 19 Piedmont Road, Girvan

Spacious, 3 bedroom house with garden spaces front and back

The house comprises

Entrance Vestibule

Hall

Living Room

Kitchen

Bathroom

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3



Living Room



Kitchen

Solid fuel central heating (living room fire with back boiler). Double glazed

There is a pend to side for access to the back garden

This mid terrace house requires improvement but has great possibilities

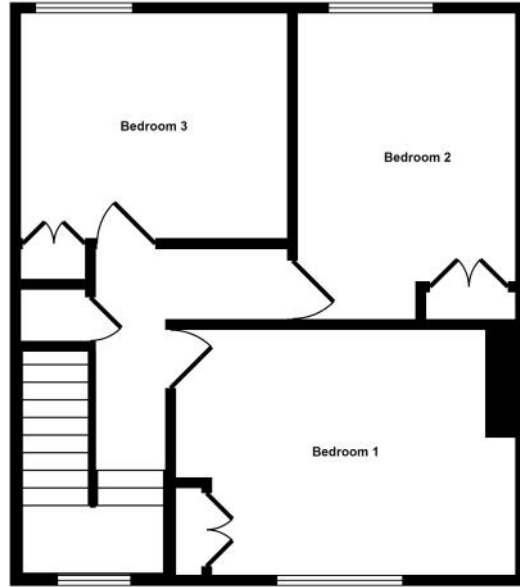
The location makes for easy access to schools and parks.

The beach is 8 minutes walk from the house

To appreciate the work required, viewing is essential

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



Hall



Hall

Living Room	15' x 12'4" reducing to 11'1"
Kitchen	9'2" x 13'2"
Bathroom	5'10" x 5'9"
Bedroom 1	10'10" x 14'11"
Bedroom 2	13'6" x 9'7"
Bedroom 3	9'10" x 11'11"



Entrance Vestibule



Entrance Vestibule



Living Room



Kitchen



Bathroom



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Front Elevation



Rear Elevation



Rear Garden

## Directions

From Ayr on A77, to Girvan and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street. Proceed to end of street. Turn left, The Avenue and proceed ahead. Turn first right Queens Drive and then right to North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn left to South Park Avenue. Ahead and then right to Mote Hill Road and continue to end of road. At junction turn right, Piedmont Road. Proceed ahead and the house is on the right hand side.

## General

Home report available upon request

The house requires improvement and as such is sold as seen.

We understand that the pond is shared with the adjoining proprietor.

## Council Tax

B

## Energy Efficiency Rating

E (45)

## 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)