



THOMAS MURRAY
PROPERTY



8 The Avenue

Girvan

KA26 9DS



Rear Elevation



Garden



Living Room



Dining Room



Kitchen



Kitchen



Sitting Room

8 The Avenue, Girvan

Impressive mid terrace 3 reception room, 3 bedroom house
with fabulous south facing walled garden

The house is in a good central location and only 9 minutes to the beach.
Schools, parks, shops, library and train station are all easily accessible from the house

The house dates from circa 1850s and is Category C listed
and situated in the towns Conservation Area

The house is really well presented and a variety of period features have been retained.

The spacious accommodation comprises

Entrance Vestibule

Hall with elegant staircase comprising wrought iron railing and timber balustrade

Living Room with fireplace

Dining Room

Sitting Room with wood burning stove

Lovely bright Kitchen with space to dine and French Doors to patio

Study/Bedroom 3

Garden Room with walk in cupboard and door to garden

Shower Room

Upstairs

Mezzanine

Bathroom with wash hand basin, roll top bath, separate shower stall and wc

First Floor

Bedroom 2

Bedroom 3

Store

Double glazed. Gas central heating. The radiators are replica column type

The garden has been thoughtfully laid out and offers different spaces | a paved terrace, a raised barbecue area/patio, lawn, pond, planted borders and the very bottom of the garden a secluded wooded corner. There is a useful outhouse and shed

A beautiful home, viewing is essential

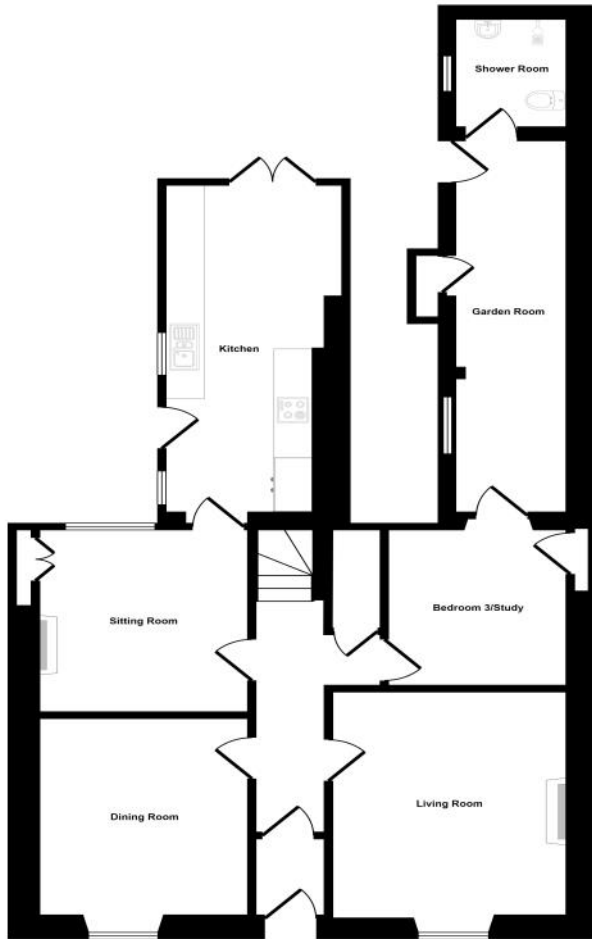


Living Room

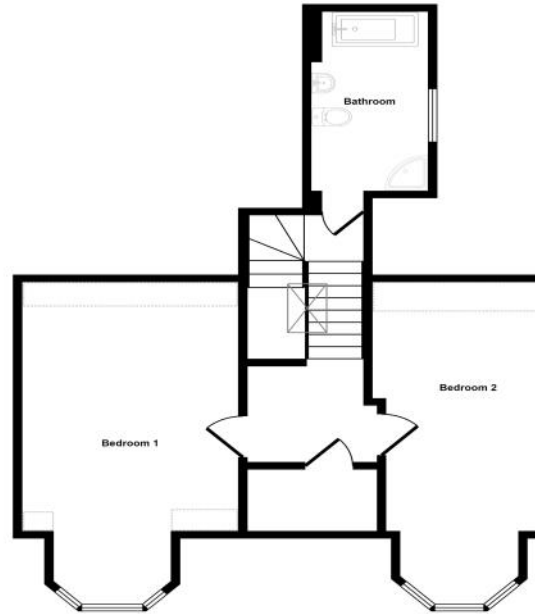


Dining Room

Approx Gross Internal Area
158 sq m / 1703 sq ft



Ground Floor
Approx 103 sq m / 1111 sq ft



First Floor
Approx 55 sq m / 593 sq ft

☐ Denotes head height below 1.5m

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	14'10" x 12'10"
Sitting Room	11'10" x 11'5"
Dining Room	12'11" x 11'1"
Kitchen	20'8" x 9'2" reducing to 7'10"
Shower Room	6'10" x 5'8"
Garden Room	23'6" x 5'11"
Bedroom 1	13'3" x 11'8" & 4'8" x 6'2"
Bedroom 2	13'3" x 9'6" reducing to 8'10" & 4'8" x 6'2"
Bedroom 3/Study	9'11" x 9'5"
Box Room	2'8" x 7'1"
Bathroom	11'9" x 6'1" reducing to 5'6"



Hall



Hall



Stairwell



Living Room



Dining Room



Kitchen



Kitchen



Study/Bedroom 3



Garden Room



Garden Room



Shower Room



Study/Bedroom 3



Sitting Room



Sitting Room



Garden



Bathroom



Bathroom



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 2



Rear Terrace/BBQ Space



Rear Terrace/BBQ Space



Garden



Garden



Garden



Garden



Garden

Location

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

Directions

Travelling to Girvan from Ayr. Proceed ahead into town on A77. Pass across the pedestrian crossing opposite ASDA and take first left Montgomerie Street. Continue ahead to the end of the street and turn left to The Avenue. Proceed a short distance where the house is located on the righthand side. Parking is on street

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

E (53)

To view contact



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Email: 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.



Front Elevation

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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