



THOMAS MURRAY
PROPERTY



Allānrange

36 The Avenue

Girvan

KA26 9DS



Back Garden



Rear Elevation



Living Room



Sitting Room



Kitchen

Allangrange, 36 The Avenue, Girvan



Living Room



Sitting Room

Allangrange is a distinctive detached house standing in a delightful south facing walled garden

The house was built in 1870 and many of the fine period features remain. The present owner has lived in the house for 42 years and over this time the house has been carefully looked after and improved

The very spacious interior is in good decorative order and comprises

Entrance Vestibule

Hall with stunning staircase

Living Room with bay window

Sitting Room

Snug

Rear Hall

Office/Store

Dining Kitchen

Back Hall/Utility Area

Shower Room

Upstairs

Wide Landing

Bedroom 1 with En Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Double glazed. Gas central heating

There is an attached garage

The large garden is well maintained and is laid out in lawn and borders

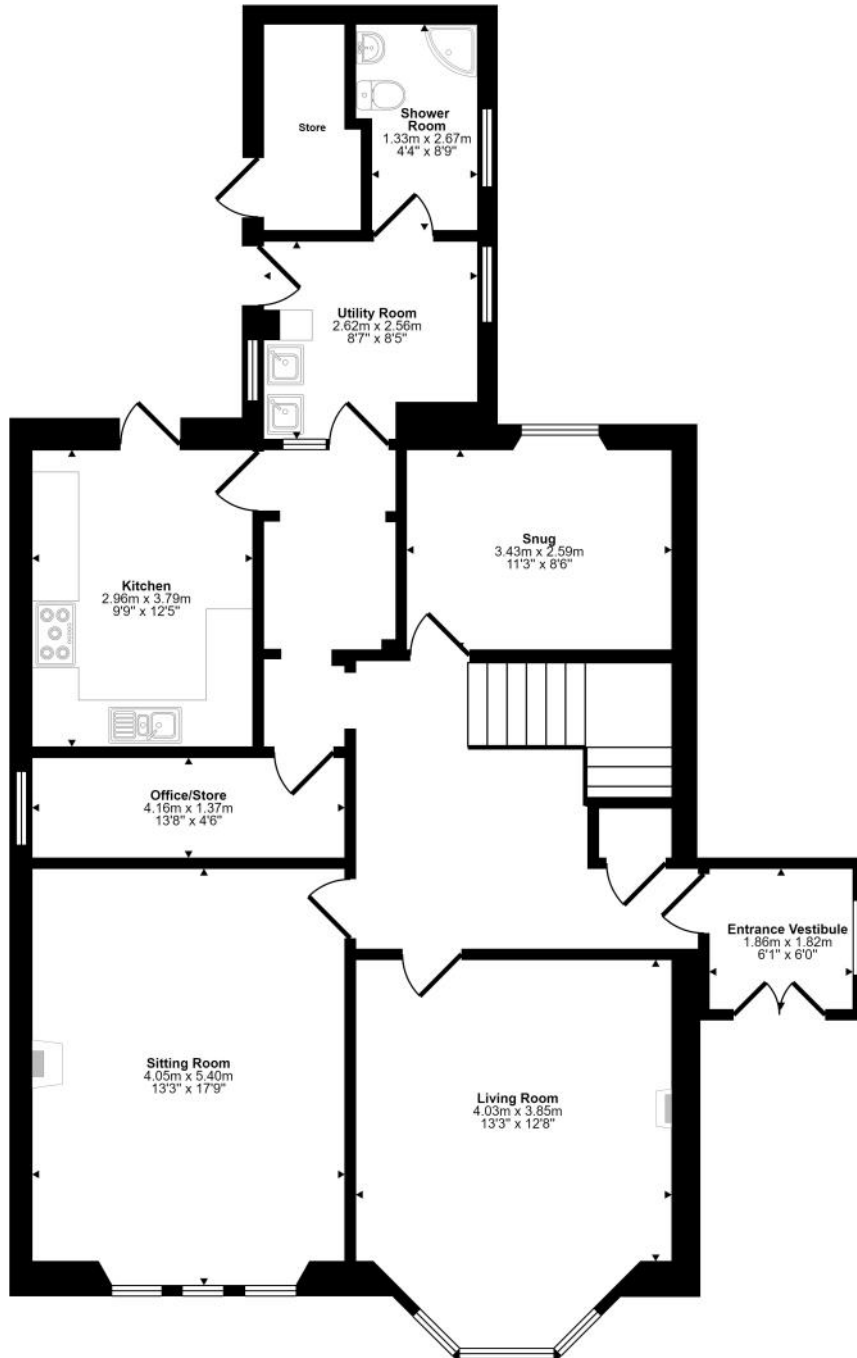
The house is in a good locality about 10 minutes walk to beach.

Schools, parks, shops and the railway station are all easily accessible

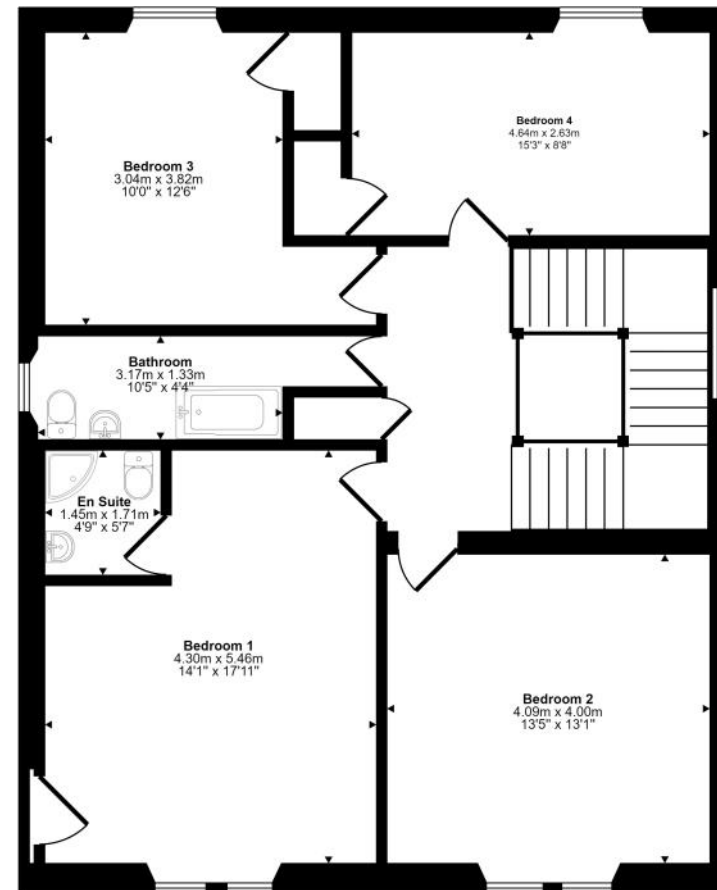
This is a beautifully proportioned residence well maintained with original features of character and quality in great surroundings. Viewing is absolutely essential

Approx Gross Internal Area

205m²/2204 sq ft



Ground Floor 109m²/1173 sq ft



First Floor 96m²/1031 sq ft





Entrance



Living Room



Snug



Kitchen



Kitchen



Living Room



Rear Hall



Kitchen



Ground Floor Shower Room



Ground Floor Shower Room



Snug



Stariwell



Landing



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Bedroom 1



En Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Bathroom



Rear Elevation



Garden



Garden



Location

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; 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 ahead where the house sits on the right hand side.

General Comments

Home Report is available by request.

Council Tax

F

EER

E (42)

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.



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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