



THOMAS MURRAY
PROPERTY



11 Ardmillan Road
Girvan
KA26 9EF



Rear Elevation



Living Room



Kitchen

11 Ardmillan Road, Girvan

Spacious, 3 bedroom semi detached house standing in a large garden and situated in a nice street convenient for railway station and ASDA. The beach is only 18 minutes walk from the house

The house is south facing and has a roomy interior comprising

Entrance Vestibule

Hall

Dining Room with archway through to

Living Room with bay window

Kitchen with patio doors to garden

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Double glazed and single glazed. Gas central heating

The house requires some general modernisation but it has excellent possibilities

The garden spaces front and rear are neat and tidy. There is a timber shed

Potential to form drive way to side,
subject to some modifications to the existing garden layout/tree etc

A lovely house in a great location. Viewing is highly recommended

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

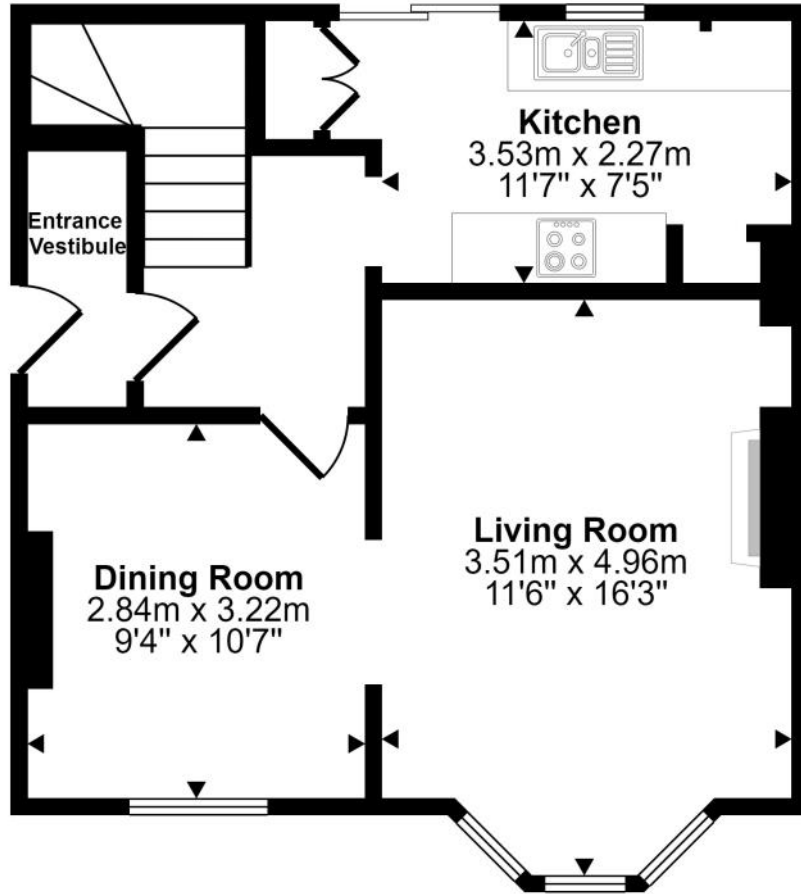


Living Room

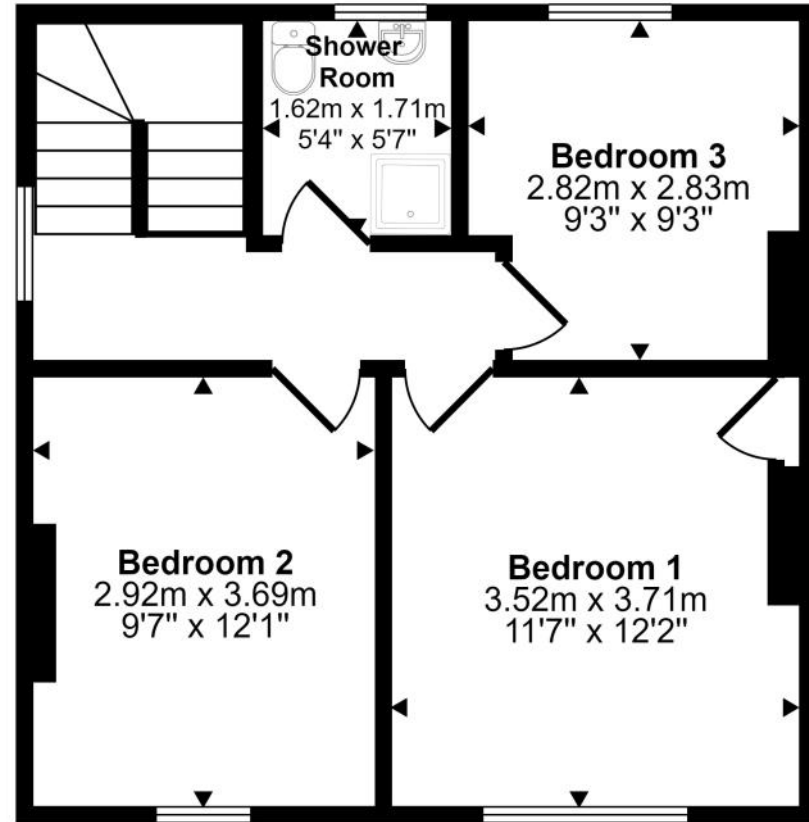


Dining Room

Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft



First Floor
Approx 44 sq m / 479 sq ft

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



Kitchen



Living Room



Kitchen



Entrance Vestibule



Hall



Hall



Dining Room



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Shower Room



Kitchen



Back Garden



Front Garden



Back Garden

Directions

Travelling to Girvan from Ayr on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take second left Maxwell Street. Continue ahead and at Y fork bear right onto Troweir Road. Turn second right to Penkill Road. Proceed ahead and then take first right to Ardmillan Road. The house is a short distance along on the lefthand side.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

D (65)

To view contact



Tel: 01465 713498

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



Back 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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