



THOMAS MURRAY
PROPERTY



4 Edmiston Drive

Girvan

KA26 0AP



View



View



Front Garden



Living Room



Kitchen

4 Edmiston Drive, Girvan

Situated on the seafront a short distance back from the beach, this is a detached 2 bedroom bungalow standing on a corner site

The house enjoys fabulous sea views along the coast and toward Ailsa Craig and Arran

The house comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Inner Hall

Utility Room

Lean to at side

There is a floored and lined attic

Double glazed and gas central heating

There is a garage and a couple of timber built outbuildings

The house does require some upgrading but it has excellent possibilities

Great location, viewing is strongly advised

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

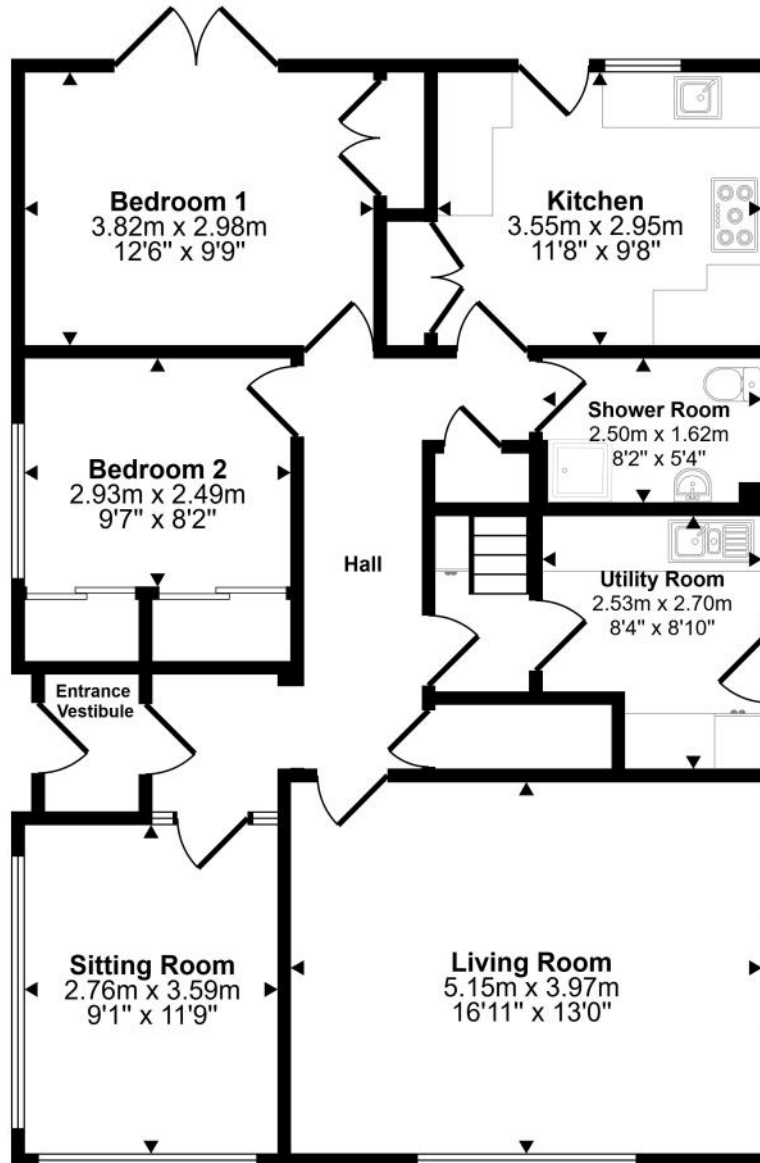


Living Room




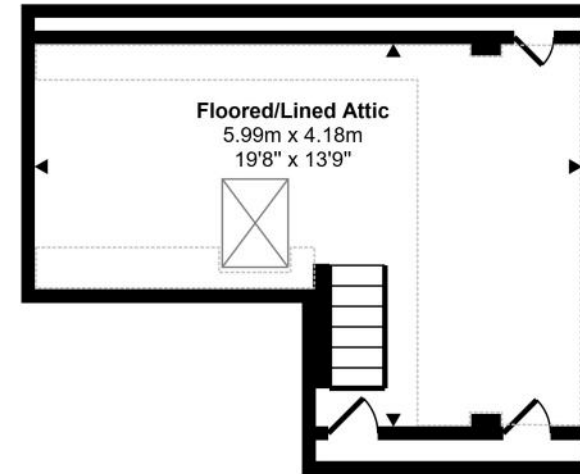
Kitchen

Approx Gross Internal Area
118 sq m / 1267 sq ft



Ground Floor
Approx 94 sq m / 1016 sq ft

 Denotes head height below 1.5m



First Floor
Approx 23 sq m / 250 sq ft



Sitting Room



Sitting Room



Living Room



Hall



Hall



Hall



Hall



Utility Room



Utility Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Shower Room



Floored and lined attic



Floored and lined attic



Front



Back

Directions

Travelling to Girvan from Ayr on A77. Proceed to traffic lights at town square/clock tower. Here turn left, Knockcushan Street. Continue ahead to mini roundabout at harbour side. Take 1st exit left and proceed ahead on Henrietta. Passing Stair Park take next right, George Street. At T junction on sea front turn right and continue along. The house sits on the corner of Edmiston Drive and Park Circus

General Comments

Home report available upon request.

The wardrobe door in bedroom 2 is off its runner

If the attic space is to be adapted then any development of the space would be subject to obtaining the appropriate consent.

Council Tax Band

E

Energy Efficiency Rating

D (60)

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.



Side Garden



Back



Back



Side Lean To



Front



General Surroundings

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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