



14 Lendal Quadrant  
Girvan  
KA26 9EE





Living Room



Kitchen





Dining Room





Front garden and parking





Living Room



Kitchen

## 14 Lendal Quadrant, Girvan

Attractively presented 2 bedroom, 2 reception room semi detached house standing on a great plot with garden and wide drive to front

The house is in a cul de sac location in a nice part of town convenient for ASDA, schools, railway station, tennis courts and bowling club.

The beach is about a 12 minute walk from the house

The house comprises

Entrance Hall

Living Room

Kitchen

Dining Room with French doors to garden

Utility Space/Office

Porch

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Double glazed. Gas central heating

Garage, 18'10" x 9'1" with light and power

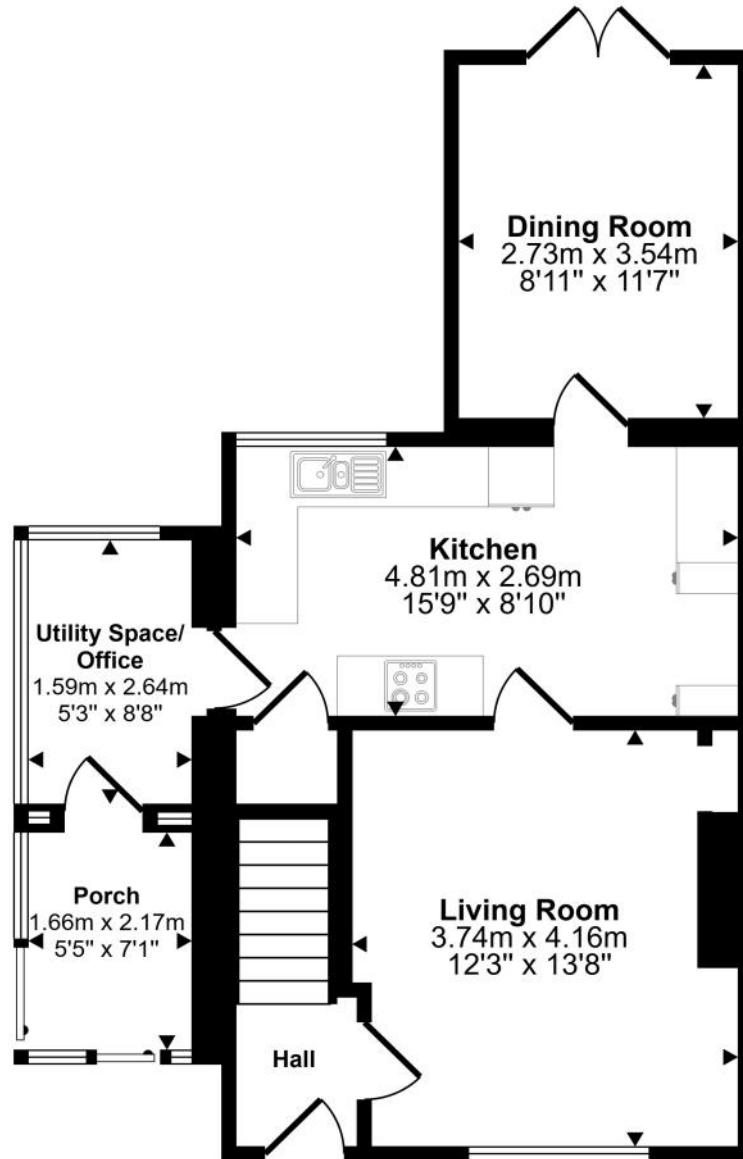
Ample parking at the front of the house and area of lawn. The back garden is enclosed, laid in lawn and has timer deck space

A great house in a good situation, well worth viewing

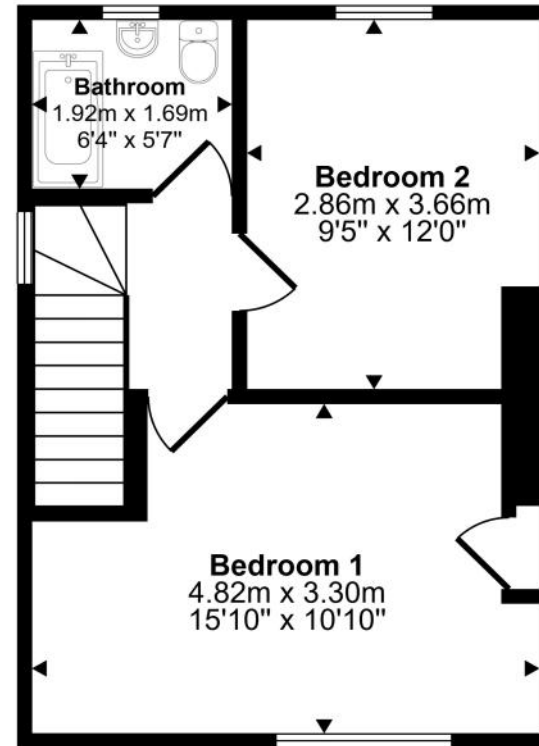
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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

Approx Gross Internal Area  
90 sq m / 968 sq ft



Ground Floor  
Approx 55 sq m / 594 sq ft



First Floor  
Approx 35 sq m / 374 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



Porch



Study/ Utility space



Study/ Utility space





Living Room



Kitchen



Dining Room



Dining Room





Porch



Entrance Hall



Entrance Hall



Stairwell





Bedroom 1





Bedroom 2





Bathroom





Landing



Bedroom 1



Bedroom 2



Bathroom





Front



Front garden

### Directions

Travelling to Girvan from Ayr on A77 proceed ahead into town, pass through pedestrian crossing opposite ASDA and turn 1st left, Montgomerie Street. Continue ahead and turn 2nd left, Maxwell Street. Proceed ahead and at Y fork, veer right. Take second left, Lendal Quadrant, the house is situated at the entrance to cul de sac, on the right hand side looking out toward Troweir Road.

### General Comments

Home report available upon request.

### Council Tax Band

D

### Energy Efficiency Rating

D (66)

### 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.





Back



Back Garden



Deck area



Front



### 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)