



THOMAS MURRAY
PROPERTY



26 Piedmont Road

Girvan

KA26 0DR



Back Garden



Living Room



Living Room



Kitchen



Bedroom



Living Room



Kitchen

26 Piedmont Road, Girvan

Attractively presented mid terrace cottage with delightful south facing garden and situated only 5 minutes walk from the beach

The cottage also has a garage accessed by way of lane at rear

The cottage has a lovely well decorated and stylish interior comprising

Entrance Vestibule

Hall

Bright modern Kitchen with integrated appliances

L Shape Living Room

Inner Hall

Bedroom

Box Room

Bathroom

Porch

Gas central heating. Double Glazing

Steps at the back of the cottage lead up to the garden which is mainly in grass.

The timber garage has light and power

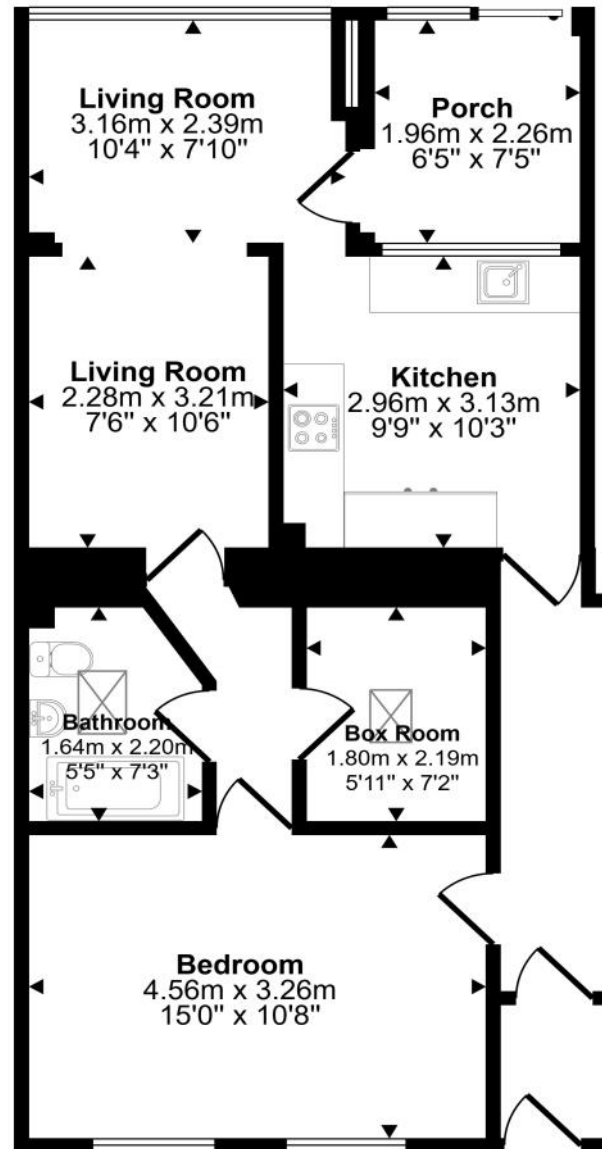
Good location for easy access to parks, the main street and schools

Viewing is a highly recommended

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

Approx Gross Internal Area
66 sq m / 715 sq ft



Floorplan

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



Hall



Hall



Inner Hall



Bedroom



Bedroom



Box Room



Box Room



Inner Hall



Bathroom



Bathroom



Bathroom



Back



Back Garden



Front



Back

Directions

Travelling from Ayr on A77, continue ahead to Girvan and proceed to traffic lights at town square/clock tower. Here continue ahead on Dalrymple Street. Proceed through the centre of town and the end of Dalrymple Street, before this street intersects with Glendoune Street, turn left, Piedmont Road. Proceed ahead and a short distance along the property is situated on the right hand side.

General Comments

Home report available upon request.

The integrated appliances comprise | hob, oven, fridge, freezer and dishwasher

Garage is 19'7' x 10 and is timber built in need of some refurbishment

Council Tax Band

B

Energy Efficiency Rating

C 72

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.



Back Garden



Back Garden



Back Garden



Garage

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



www.thomasmurrayproperty.com