



THOMAS MURRAY
PROPERTY



53 The Avenue

Girvan

KA26 9DT



Back



Living Room



Dining Room



Sitting Room



Dining Kitchen



Living Room



Living Room

53 The Avenue, Girvan

Impressive, south facing detached, 3 bedroom bungalow standing in a well kept garden with plenty parking and large garage

The house is in a good locality about 10 minutes walk to beach. Schools, parks, shops and the railway station are all easily accessible

The house has been in the same family for 46 years

The very spacious and bright interior provides accommodation arranged all on the level comprising

Wide Hall

Large Living Room with wide picture window and through to

Dining Room

Sitting Room with French doors to garden

Dining Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Cloakroom through to Toilet

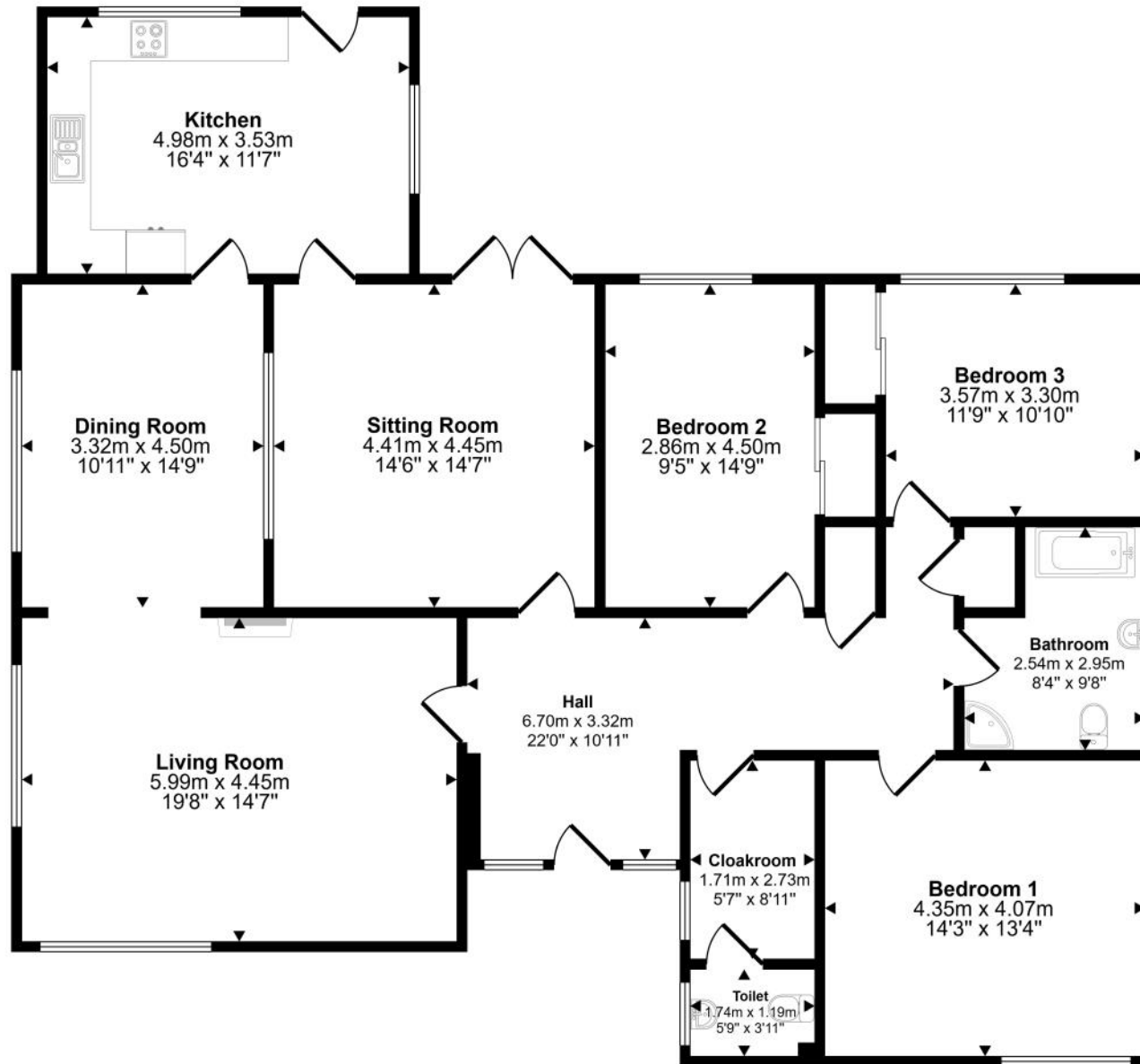
Partial electric underfloor heating. Double glazed

Level garden comprising lawns front and back. Wide gravelled drive which sweeps round to the back of the house to provide ample parking

Detached garage with light and power and vehicle inspection pit. There is a green house attached

A super property in a great situation

Approx Gross Internal Area
165 sq m / 1774 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.



Hall



Hall



Sitting Room



Dining Room



Sitting Room



Dining Kitchen



Living Room



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



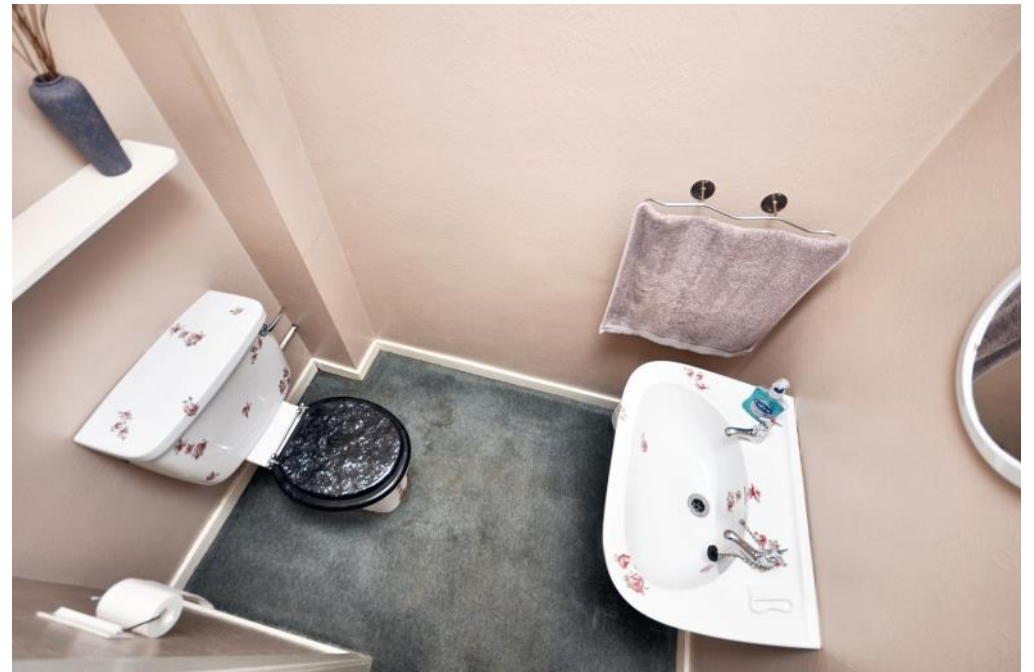
Dining Kitchen



Hall



Cloakroom



Toilet



Garden



Garden

Location and Directions

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

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 left hand side.

General Comments

Home report available upon request.

The garage is 7m x 4.7m

Council Tax Band

F

Energy Efficiency Rating

G13

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



Front Garden



Garden



Front Door



Garage & Parking

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