



THOMAS MURRAY
PROPERTY



31C

Louisa Drive

Girvan

KA26 9AH







Living Room



Dining Kitchen



Living Room



Dining Kitchen



Living Room



Dining Kitchen

31C Louisa Drive, Girvan

Fabulous, 2 bedroom top floor apartment situated on the seafront only a few yards from the beach and with views toward Ailsa Craig, Arran and along the Ayrshire Coast

This stunning property is beautifully presented and has been thoroughly improved by the present owners of 2 years

The property has a parking space at the rear

The apartment is entered by way of a lovely foyer shared with the proprietors of the two other flats in this distinctive Edwardian building

The present owners have renewed the main windows, floor coverings are all new in the last 2 years, new kitchen and shower room. The fitted furniture is by Hammonds

The apartment comprises

Hall

Living Room

Stylish Dining Kitchen with integrated appliances

Bedroom 1 with fitted wardrobes

Bedroom 2 with fitted desk/dressing table

Shower Room

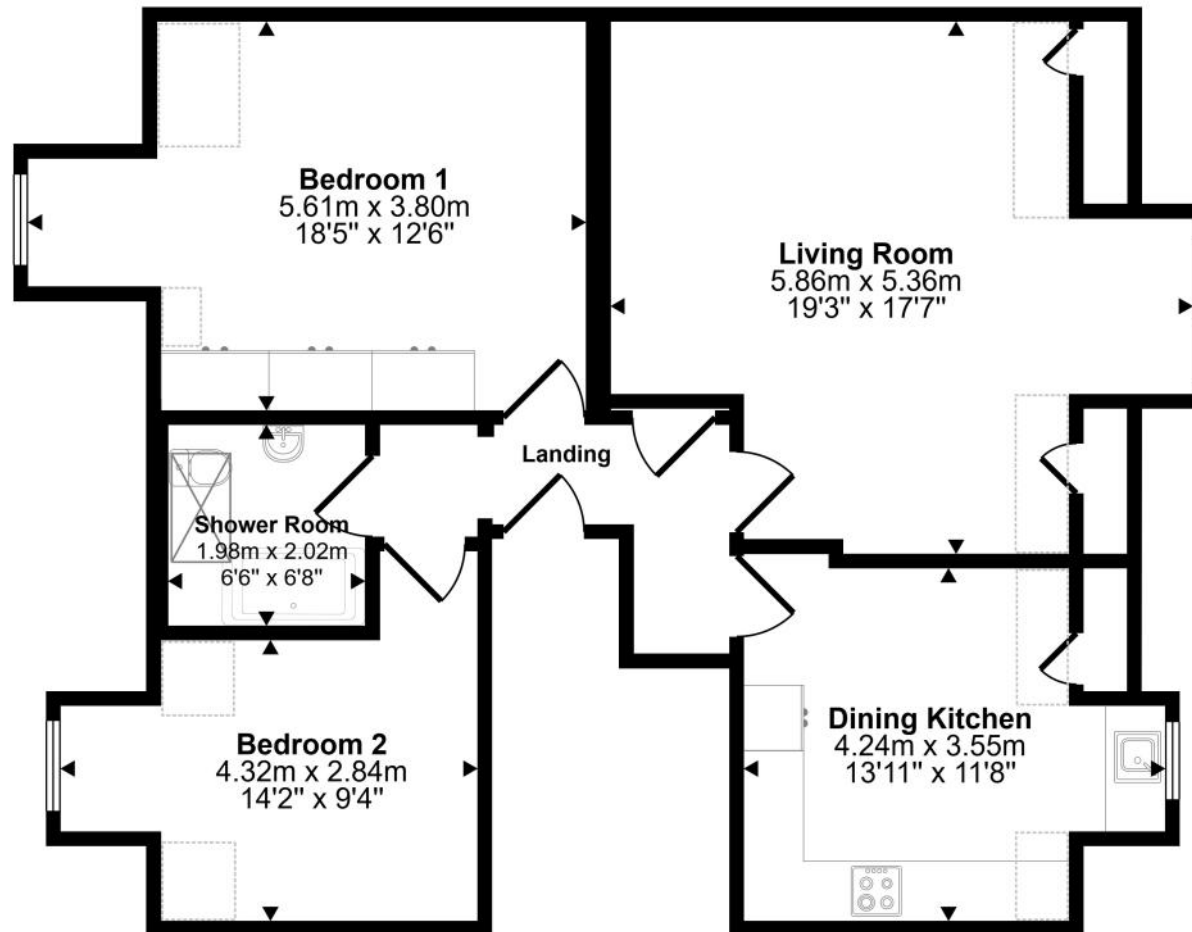
The apartment is in a lovely locality, part of the towns Conservation Area. Schools, parks, shops and the railway station are all easily accessible

This is a fantastic apartment and viewing is essential

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

Approx Gross Internal Area
84 sq m / 902 sq ft



Floorplan

 Denotes head height below 1.5m

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.



Stair to entrance to apartment



The Building's entrance foyer



The Building's entrance foyer



Bedroom 1



Bedroom 2



Shower Room



Hall

Bedroom 1

Bedroom 2





Bedroom 1



Bedroom 2



Shower Room





Stair to entrance to apartment



Half Landing where the apartment has built in cupboards



The Building's entrance foyer



Dining Kitchen

Living Room

Hall





Front



View across town from the Bedrooms

Directions

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street to mini roundabout at harbour. Proceed straight ahead and at give way continue ahead again. Turn left to Louisa Drive and proceed ahead where the house is situated toward the end of the street.

General Comments

Home Report available upon request.

From the entrance foyer there is a door out to the rear of the building. The apartment has a storage cupboard at the back of the foyer.

Council Tax Band

C

Energy Efficiency Rating

C79

To view contact



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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.



Evening view from the apartment

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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