



THOMAS MURRAY
PROPERTY



49 The Avenue
Girvan
KA26 9DT



Front Elevation



Rear Elevation



Living Room



Living Room



Family Room



Kitchen

49 The Avenue, Girvan



Living Room



Family Room

Fabulous detached 4 bedroom house standing on an a large corner site in a good location
The house is about a 14 minute walk from the beach and about 2 minutes from Girvan Academy. All other local amenities are readily accessible

The house is well presented and has a fantastic, spacious interior which offers great accommodation over 2 floors

Entrance Vestibule

Hall

Living Room with bay window

Stunning Family Room

Sitting Room/ Hobbies space

Kitchen

Utility Room

Bedroom 1 with bay window

Bedroom 2 with built in wardrobe and En Suite Shower Room

Bedroom 3

Bedroom 4

All four bedrooms are good size double bedrooms

The Bathroom is upstairs and there is Wet Room and Cloak Room on the ground floor

The house is finished to a high standard. Double glazed and Gas central heating

At the front of the house is a well kept garden

The back of the house comprises a wide mono block drive affording ample parking for several cars. There is a garage

The house is perfect for an extended family | the living space is large and adaptable

A lovely house viewing is essential



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



Kitchen



Sitting Room/Hobbies Space

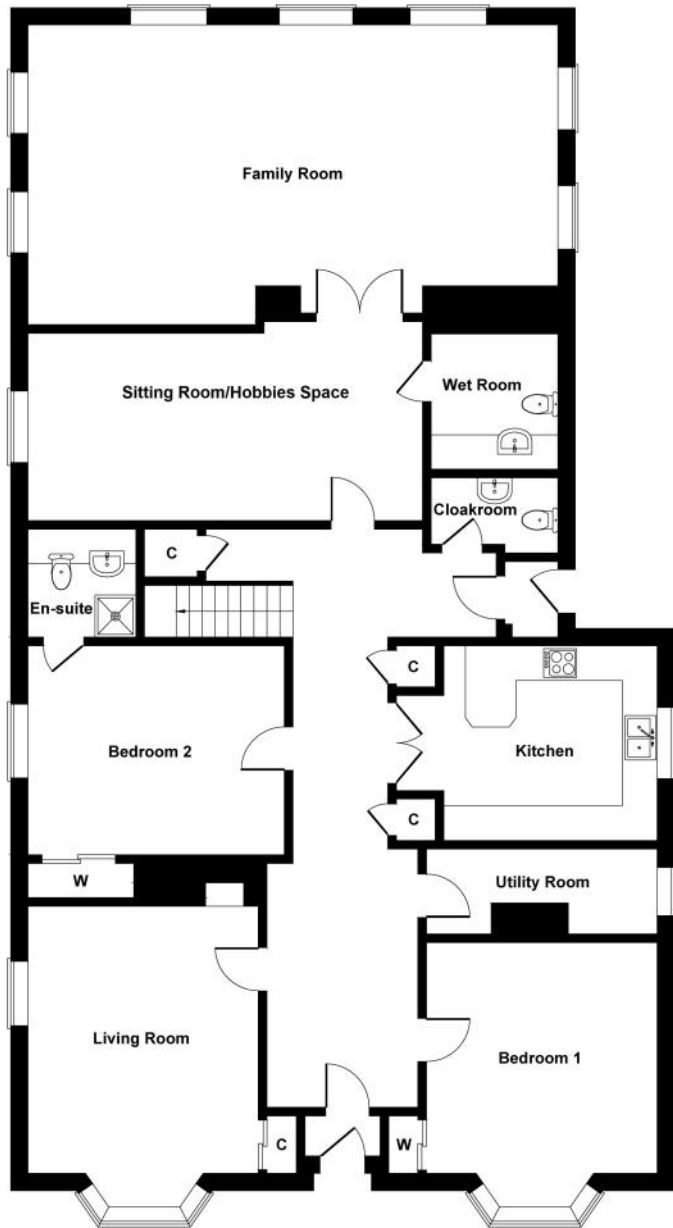


Sitting Room/Hobbies Space

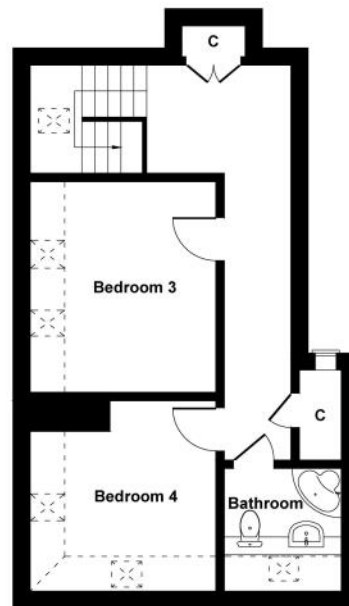


Family Room

49 The Avenue, Girvan



GROUND FLOOR



FIRST FLOOR

Living Room	17'6" reducing to 16' x 13'4"
Family Room	17'4" reducing to 16'1 x 30'8"
Sitting Room/Hobbies Space	11'1 reducing to 10'1" x 22'10"
Kitchen	11'3" x 12'4" and 2'3" x 6'4"
Utility Room	4'11" x 13'4" at wides points
Bedroom 1	15'2" reducing to 13'4" x 13'4"
Bedroom 2	12'3" x 14'10"
En Suite Shower Room	5'10" x 6'3"
Bedroom 3	12'2" x 10'9"
Bedroom 4	11' reducing to 9'8" x 10'9"
Bathroom	7'1" x 6'9"
Wet Room	7'4" x 7'3"
Cloakroom	3'10" x 7'4"
Garage	16' x 11'8" and 4'10" x 11'8"

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Bedroom 1



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 2



En Suite Shower Room



Kitchen



Family Room



Wet Room



Hall



Stairwell



Landing with Cupboard off



Bedroom 3



Bedroom 4



Bedroom 3



Bedroom 4



Bathroom



Rear Space Rear, Ample Parking Plus Garage



Front



Corner Site Location

Directions

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 on the corner of The Avenue and North Drive.

General

Home Report is available on request

Windows are double glazed in uPVC casements. Velux windows are double glazed in timber casements. The gas boiler, located in the utility room, was installed in 2021 and is under a regular service agreement

Council Tax

Band F

Energy Efficiency Rating

D 66

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.

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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