



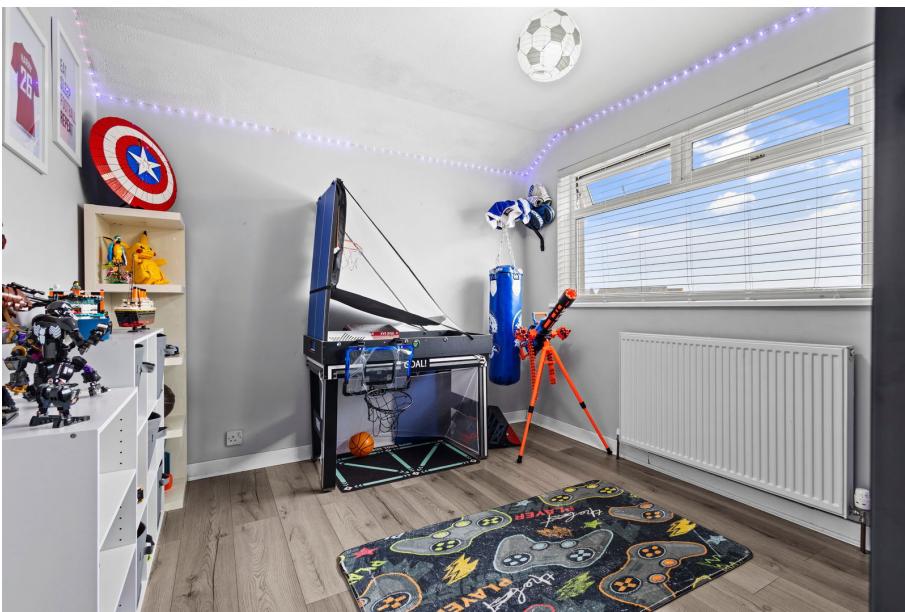
Elder Avenue, Girvan, KA26 0DN

Offers Over £170,000

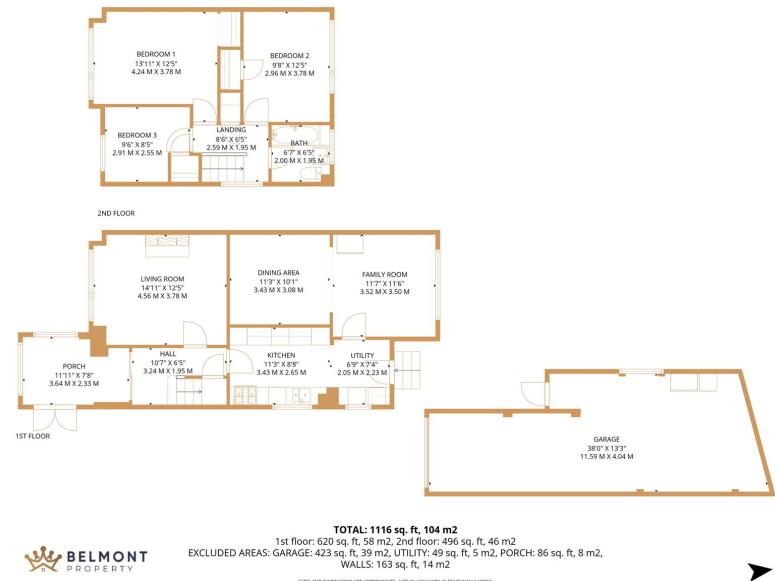
 3  1  2



- Spacious Detached Family Home
- Extended Open-Plan Living
- Three Good-Sized Bedrooms
- Exceptional Double Garage/ Workshop
- Practical Utility Room
- Substantial Plot
- Coastal Town Location
- Pet-Friendly Features
- EPC Rating Band C (70)
- Council Tax Band D



**VERSATILE THREE-BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE IN ESTABLISHED GIRVAN LOCATION**  
**Extended Detached House | Open-Plan Living | Double Garage/Workshop | Coastal Town Setting**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01292 437 045  
 office@belmontproperty.com  
 24 Dalmellington Road, Ayr, KA7 2PZ

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**belmontproperty.com**