



## Elder Avenue, Girvan, KA26 0DN

Offers Over £170,000

3 1 2



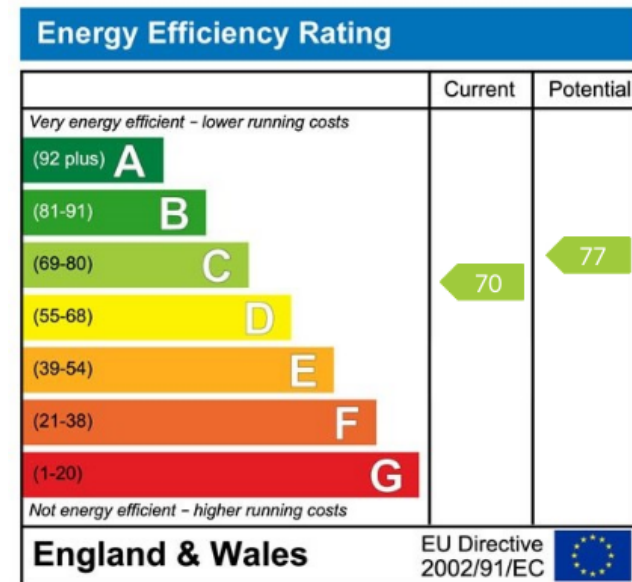
- Spacious Detached Family Home
- Three Good-Sized Bedrooms
- Practical Utility Room
- Coastal Town Location
- EPC Rating Band C (70)
- Extended Open-Plan Living Home
- Exceptional Double Garage/Workshop
- Substantial Plot
- Pet-Friendly Features
- Council Tax Band D



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



**TOTAL: 1116 sq. ft. 104 m<sup>2</sup>**  
1st floor: 620 sq. ft. 58 m<sup>2</sup>, 2nd floor: 496 sq. ft. 46 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 423 sq. ft. 39 m<sup>2</sup>, UTILITY: 49 sq. ft. 5 m<sup>2</sup>, PORCH: 86 sq. ft. 8 m<sup>2</sup>,  
WALLS: 163 sq. ft. 14 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FLOOR WALLS MEDIA



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

belmontproperty.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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