



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

### Stunning Seafront Top-Floor Apartment – Exceptional Views & Immaculate Interior

A fabulous 2-bedroom top-floor apartment set on the seafront, just a few yards from the beach and enjoying magnificent views towards Ailsa Craig, Arran and the Ayrshire Coast. Forming part of a distinctive Edwardian building within the town's highly desirable Conservation Area, this beautifully presented home has been extensively upgraded by the current owners over the past two years.

The apartment benefits from a private parking space to the rear and is accessed via an attractive shared foyer serving only three properties, enhancing the building's charm.

The current owners have thoroughly modernised the property including:

- New main windows
- All new floor coverings
- Newly fitted Hammonds bespoke wardrobes and furniture
- Stylish new kitchen with integrated appliances
- Contemporary shower room

### Accommodation

Hall | Spacious Living Room with sea views | Stylish Dining Kitchen with integrated appliances | Bedroom 1 with fitted Hammonds wardrobes | Bedroom 2 with fitted desk/dressing table | Modern Shower Room

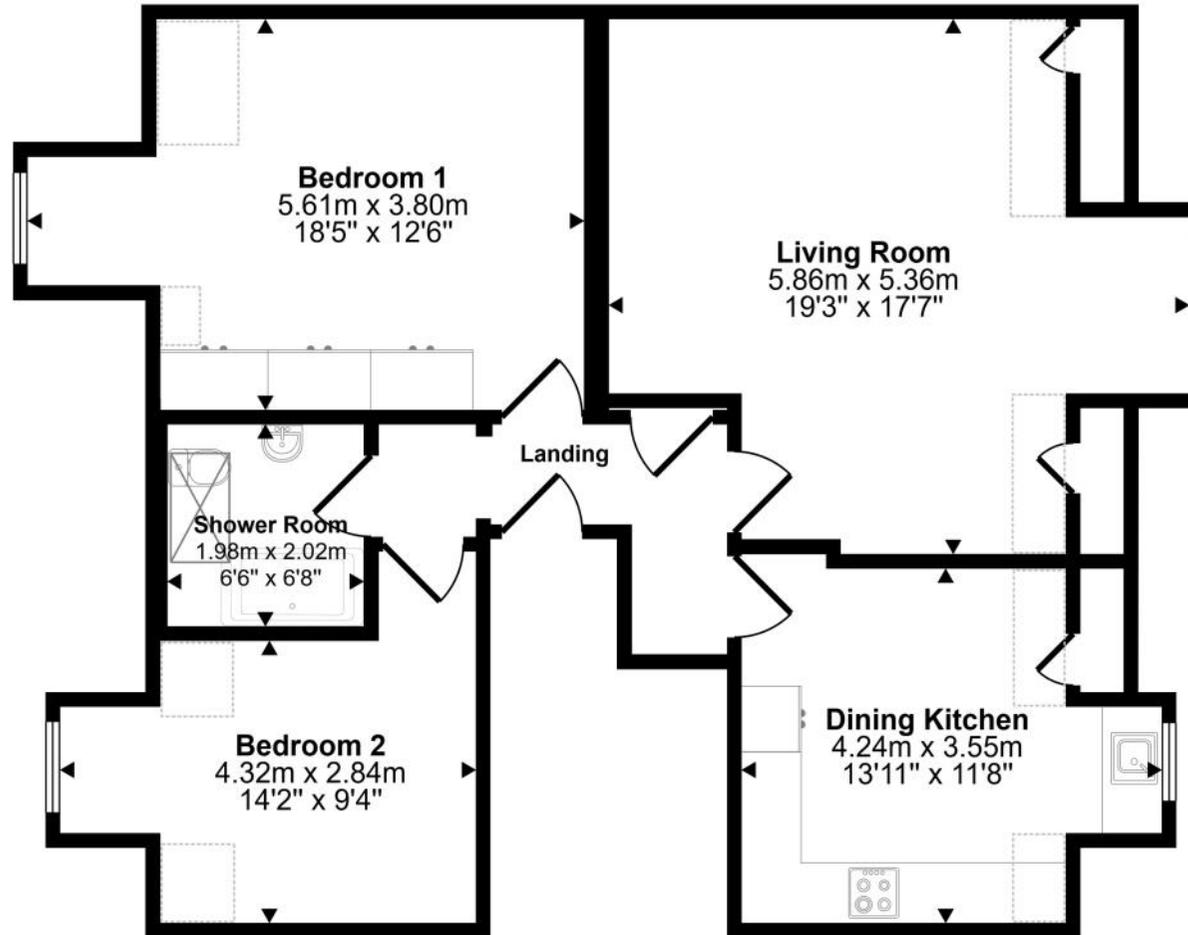
### Location

Situated in a lovely, sought-after locality with the beach on your doorstep, the property also offers convenient access to schools, parks, shops and the railway station, making it ideal for commuters and those seeking coastal living.

### Summary

This is a fantastic apartment offering style, comfort and an unbeatable seafront position. Viewing is essential to fully appreciate the quality, views and character of this outstanding home.

Approx Gross Internal Area  
84 sq m / 902 sq ft



## Floorplan

 Denotes head height below 1.5m

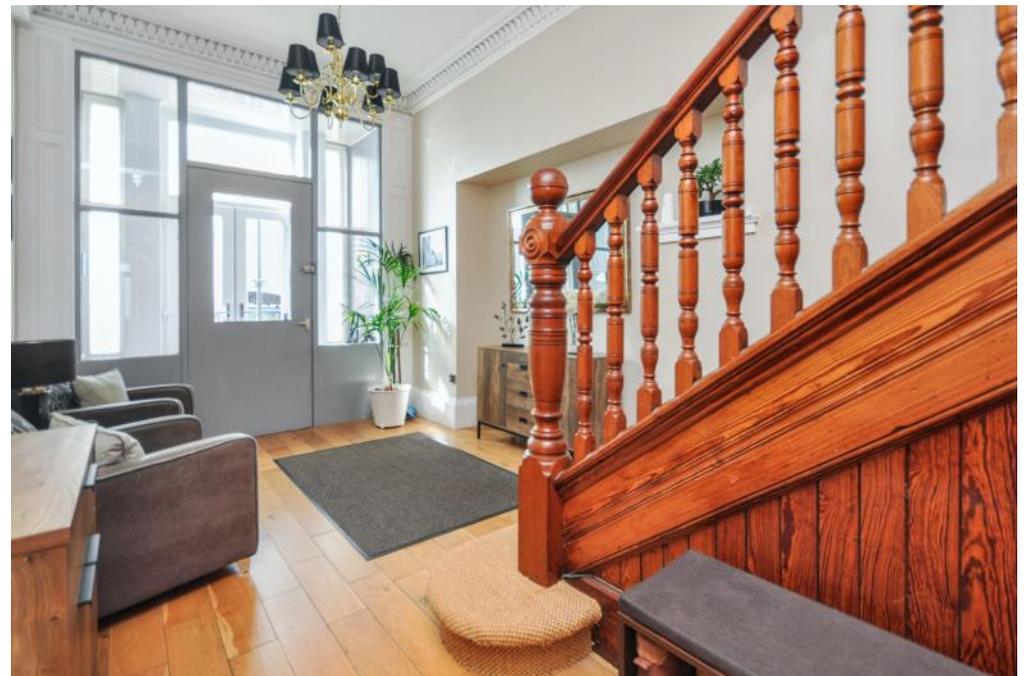
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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

### The Town

Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and state-of-the-art gym. The town offers a variety of retailers, along with an ASDA supermarket. Recreational facilities include an 18-hole golf course, an attractive seafront and harbour, and excellent coastal walks. Girvan railway station provides regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses are close at hand, as is Culzean Castle and Country Park.

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

### 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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