



THOMAS MURRAY
PROPERTY



4 Louisa Drive
Girvan
KA26 9AH



Surroundings



Surroundings





Living Room



Kitchen



Living Room



Kitchen

4 Louisa Drive, Girvan

Beautifully Renovated 2 Bedroom Coastal Cottage with Stunning Sea Views

Just a few yards from the beach and enjoying breathtaking sea views, this exceptional end-terrace cottage has been completely renovated from top to bottom to create a stylish, turnkey coastal retreat.

Finished to an outstanding standard throughout, the interior is bright, spacious and impeccably presented. Every element is brand new — including the contemporary kitchen with integrated appliances, stylish bathroom, oak internal doors, plasterwork, flooring, full re-wire and newly installed gas central heating system.

Externally, the property has been re-rendered and benefits from new double-glazed windows along with new front and rear doors, ensuring comfort and energy efficiency.

Accommodation Comprises:

- Welcoming hallway
- Upstairs living room with elevated sea views
- Two well-proportioned bedrooms
- Modern fitted kitchen with integrated appliances
- Stylish bathroom

The home benefits from a versatile and adaptable layout. The present configuration features a first-floor living room; however, this could be effortlessly rearranged to suit individual needs. By relocating the living room to the front ground-floor room, the current upstairs living area would make a generous and inviting bedroom.

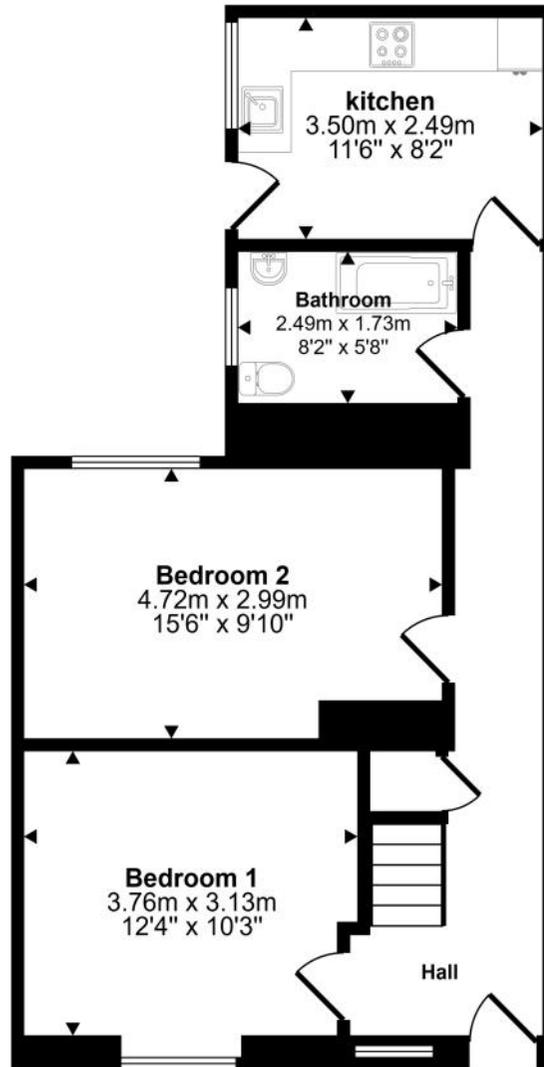
Gas central heating & full double glazing

To the rear, a sheltered and private paved courtyard provides the perfect space for relaxing or entertaining.

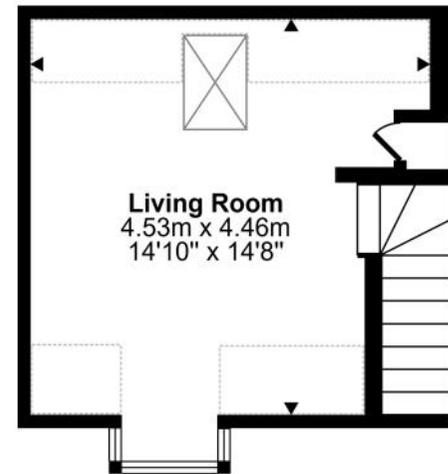
Situated within the town's Conservation Area, the cottage overlooks the boating lake and sits next to the harbour — a great setting. The location offers easy access to parks, shops, schools and the railway station, making it ideal as a permanent home, holiday retreat or investment property.

The property is genuinely turnkey and early viewing is absolutely essential.

Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 55 sq m / 596 sq ft



First Floor
Approx 22 sq m / 233 sq ft

 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.



Hall
Living Room
Kitchen





Bedroom 1



Bedroom 2



Bathroom



Bedroom 1

Bedroom 2

Bathroom





Courtyard



Front

About Girvan

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool, gym and soft play area, community hospital, and a vibrant town centre with independent and multiple retailers, including ASDA.

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course.

World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park.

Distances:

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, turn left, Lousia Drive and the cottage is a short distance along on the left hand side

General Comments

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

C (79)

To view contact



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Email: enquiries@thomasmurrayproperty.com

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.



View from Living Room



View along street



Surroundings



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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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