



THOMAS MURRAY
PROPERTY



14 Louisa Drive
Girvan
KA26 9AH



Surroundings



Surroundings



Surroundings



Outlook from house toward the sea



Front



Sitting Room/or 4th Bedroom

14 Louisa Drive, Girvan

Situated just moments from the beach, this is a substantial 3/4 bedroom end-terrace house

The house enjoys a superb seafront position with beautiful open views across the Firth of Clyde towards Ailsa Craig

Offering bright, spacious and flexible accommodation this impressive home is ideally suited to family living or those seeking coastal property in a great location

The accommodation comprises an Entrance Vestibule, welcoming reception Hall with a lovely staircase and impressive balustrade, bright Living Room with bay window, Dining Room, modern fitted Kitchen, Rear Porch, and a ground floor bedroom which offers flexibility for a variety of uses

At mezzanine level, there is a spacious modern family bathroom. The first floor offers further well-proportioned accommodation including a sitting room / optional fourth bedroom, perfectly positioned to take advantage of the finest sea views, together with 2 bedrooms

The property further benefits from double glazing and gas central heating

Externally, to the rear, there is a walled yard, providing a low-maintenance outdoor space, together with a side gate giving access to the adjoining street

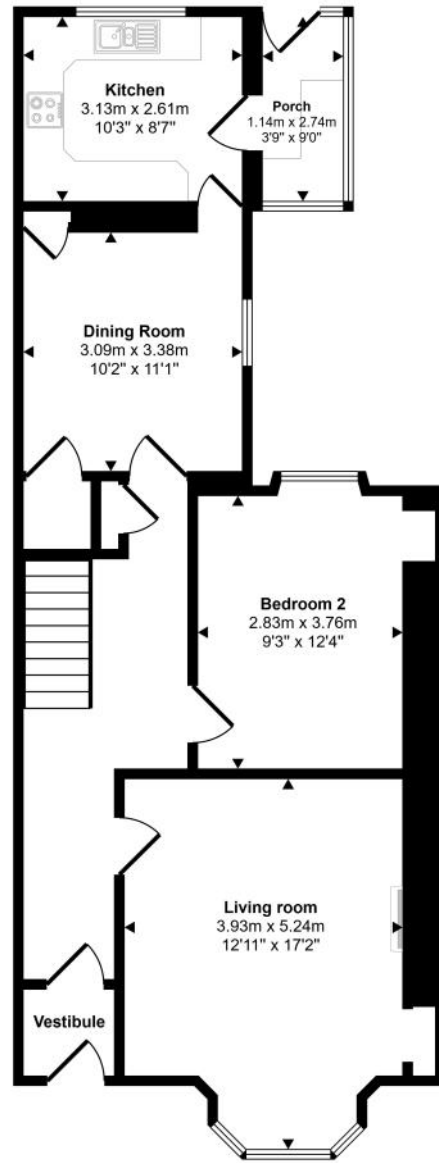
This is a spacious and bright home in an unbeatable seafront setting, with the beach quite literally on the doorstep. The property also enjoys convenient access to schools, parks, shops and Girvan railway station

Early viewing is highly recommended

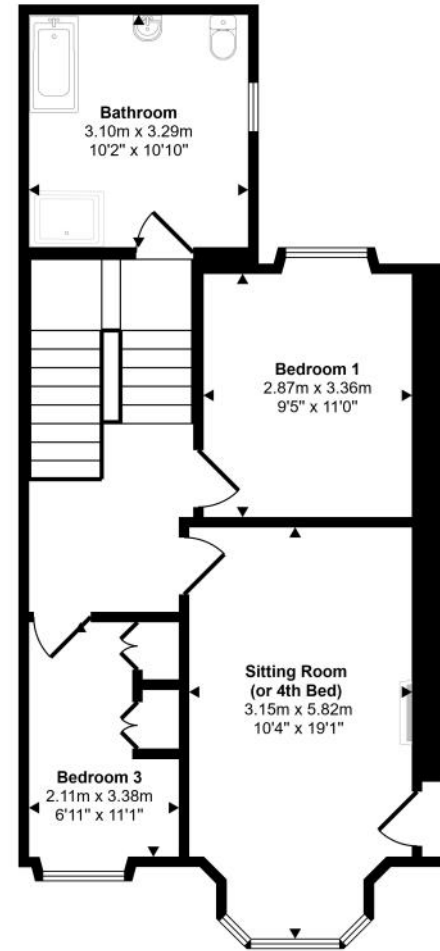
Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and state-of-the-art gym. The town offers a variety of retailers, along with an ASDA supermarket. Recreational facilities include an 18-hole 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

Approx Gross Internal Area
138 sq m / 1486 sq ft



Ground Floor
Approx 75 sq m / 811 sq ft



First Floor
Approx 63 sq m / 675 sq ft

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



Hall



Living Room



Dining Room



Dining Room



Kitchen



Bedroom 2



Bathroom



Sitting Room/4th Bedroom



Bedroom 1



Bedroom 1



Bedroom 3



Stairwell



Stairwell



Rear Porch



Walled Yard



Surroundings

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 a little further along on the corner of Louisa Drive and Ailsa Street West.

Parking on street

General Comments

Home report available upon request.

There is a right of access for the neighbouring houses to come through the yard for the movement of wheelie bins etc to the adjoining street

Council Tax Band

E

Energy Efficiency Rating

D60

To view contact



Tel: 01465 713498

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.

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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