



THOMAS MURRAY  
PROPERTY



51 Piedmont Road

Girvan

KA26 0DS



Living Room



Living Room



Kitchen



Living Room



Kitchen

## 51 Piedmont Road, Girvan

Very attractively presented, extended semi detached house with conservatory, drive for 2 cars and garden.

The present owners of 18 years have looked after the property well and the house is being offered for sale in good decorative order, fully double glazed and with gas central heating.

The extended foot print makes for spacious and well balanced accommodation which comprises: Entrance Hall with double glazed/uPVC front door, stair to upper floor, under stair cupboard, door to living room and access to kitchen. The Living Room, is a good space with window to front, wood burning stove with oak over mantle and double glazed door though to conservatory. The Conservatory is double glazed on three sides, has double doors out to paved patio and poly carbon pitched roof over. The modern Kitchen is well equipped with a range of stylish base and wall mounted cabinets, integrated hob, extractor canopy, column mounted oven and wine chiller. The kitchen has window to rear and access through to Rear Hall where there is double glazed/uPVC back door, built in cupboard (housing the central heating boiler) and access to dining room. The Dining Room with window to front has built in cabinets, breakfast bar and down lights.

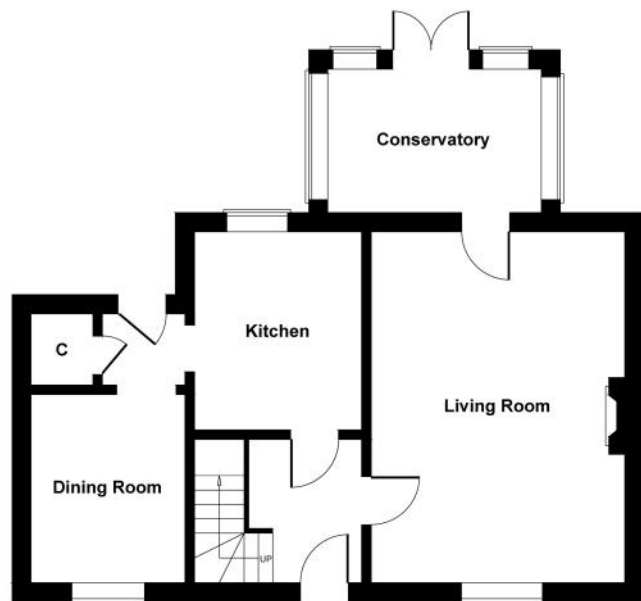
Upstairs, the landing provides access to 3 Bedrooms and Shower Room. Stairs continue up to the rooms in the roof. Bedroom 1, is a double bedroom with window to front. Bedroom 2, with window to rear is another double bedroom. Bedroom 3 has windows facing to the front and to the rear and is a further double bedroom. The Shower Room, with window to rear, comprises shower stall with mixer shower, wash hand basin, wc, downlights, towel rail and tiled walls and floor.

In the roof a large room has been formed with 2 rear facing Velux windows. This space is presently used as a 4th Bedroom. There is a Shower Room fitted with shower stall with electric shower unit, wash hand basin and Velux window to rear.

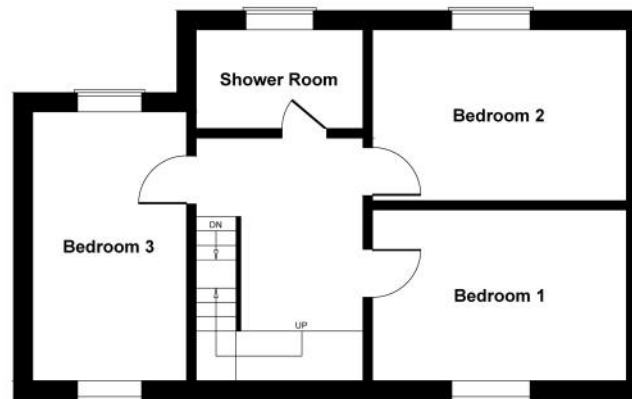
The front garden, bounded by brick wall, has a level lawn, planted borders and quartz gravelled drive. A timber gate at the side of the house affords access round to the rear where the back garden comprises mono blocked path, quartz gravelled area and timber deck. There is a large shed with up and over door and a smaller timber potting shed.

A beautiful home and early viewing is absolutely essential.

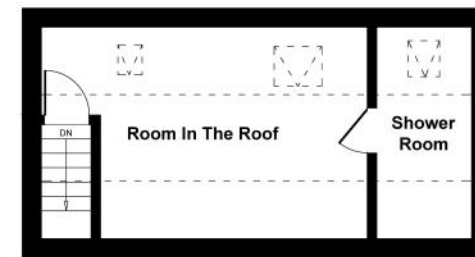
# 51 Piedmont Road, Girvan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

Living Room	17'11" x 11'
Conservatory	8'3" x 9'1"
Dining Room	10'2" x 6'4"
Kitchen	10'3" x 8'5"
Bedroom 1	9'1" x 13'2" at widest points
Bedroom 2	8'5" x 13'2"
Bedroom 3	13'3" x 6'5"
Shower Room	5'3" x 6'3"
Room in Roof	9'9" x 12'8" and 4'1" x 3'5"
Shower Room	9' x 2'11"



Hall



Kitchen



Dining Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Room in the Roof



Shower Room in the Roof



Landing





Back Garden



Front Garden

### Directions and Location

On entering Girvan from Ayr proceed ahead on Vicarton Street. Just after pedestrian crossing, turn left, Montgomerie Street. Proceed ahead to end of street and turn left, The Avenue. Proceed to the top of The Avenue and turn right at T junction to Coalpots Road. Continue ahead and turn right signpost Piedmont Road. The house is situated a short distance along on the right hand side.

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** D (65)

**To view contact**



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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