



THOMAS MURRAY
PROPERTY



Lindum
Burnside
Nr Girvan
KA26 0JH



West, toward Firth of Clyde with Isle of Arran in the distance



View from garden west toward Ailsa Craig



Living Room



Front



Garden Room

Lindum, Burnside, Nr Girvan

Situated on the Ayrshire coast, Lindum enjoys a slightly elevated site from where the house and garden take full advantage of a superb westerly aspect with stunning views to Firth of Clyde, Isle of Arran and Ailsa Craig.

This detached 3 bedroom house will have its origins dating back to circa 1955 and has been substantially extended in more recent times. The house is predominantly brick built, under a pitched and hipped roof overlaid with slate. Windows are double glazed in uPVC casements and central heating is by way of oil.

The spacious interior is arranged all on the level providing a good balance of accommodation comprising: Garden Room entered by way of double, uPVC double glazed doors. The garden room has views all round and from where there is a double glazed inner door to hall. The Hall is of T shape configuration and provides access to the living room, 3 bedrooms, bathroom and kitchen. There are 2 built in cupboards and ceiling hatch to loft. The Living Room is a large space with bay window to front and living flame gas fire in a raised quartz fireplace.

Bedroom 1 is a double bedroom with window to front and built in wardrobe. Bedroom 2 and Bedroom 3 are to rear of the house and are both good size double bedrooms. The Bathroom, with window to rear, has tiled walls and floor and comprises wash hand basin, bath with mixer shower over and WC. The ceiling over has down lights. The Kitchen, with window to rear, is fitted cabinets at wall and base levels, has downlights in the ceiling over, has slot in range type cooker with 5 ring ceramic hob and extractor canopy. The kitchen floor is timber. From the kitchen there is access off the utility room and sitting room. The utility room has window to rear, Belfast sink, plumbing for washing machine and beech worktops.

The Sitting Room, which forms part of the extended element, has a bay window front.

There is an attached garage, approx. 16'9" x 9'9" with up and over door, light and power and rear door. The central heating boiler is in the garage.

The house stands on a generous plot which in the main extends along the front of the house and round to the north side. This area is mainly in grass. The area to the side is approx. 90' x 57'. The entire site, incorporating the area occupied by the house is about 11,133 square feet. At the immediate front of the house is a mono blocked space for parking. At the back of the house is an enclosed paved patio and where there is a timber shed.

Girvan about 3 miles. Ayr about 20 miles.

A lovely home in a great setting.

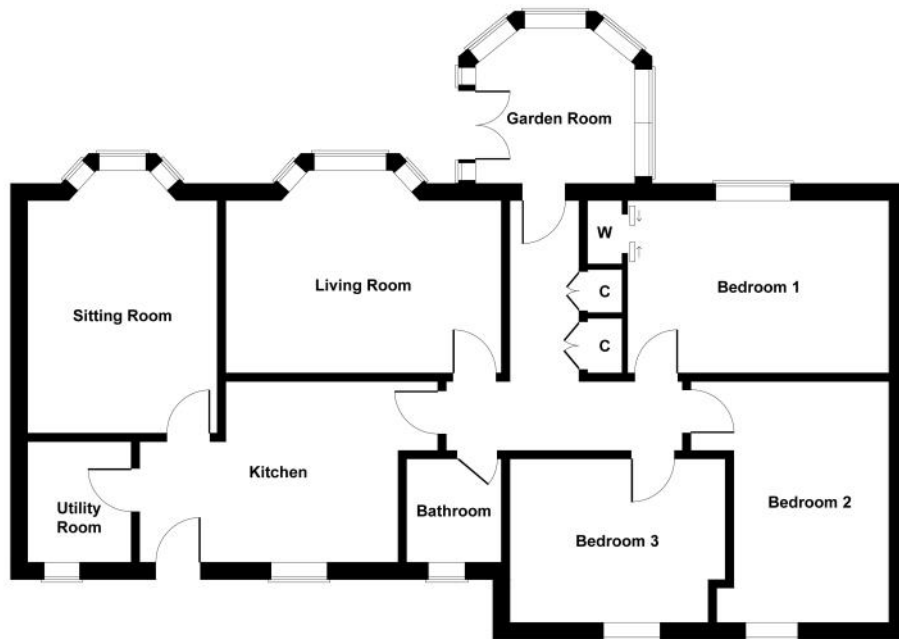


Kitchen



Kitchen

Lindum, Burnside, Nr Girvan



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

Living Room	10'4 x 16'4" and bay window 2' x 7'7"
Sitting Room	14'7" x 10'11" and bay window 2' x 6'6"
Garden Room	12'5" x 9'8"
Kitchen	11'2 x 8'11, 3' x 2'7" and 7' x 5'5"
Utility Room	7'2" x 6'6"
Bedroom 1	10'4" x 14'10"
Bedroom 2	13'1" x 9'2"
Bedroom 3	9'8" x 11'4"
Bathroom	7'7" x 5'7"

Dimensions are approximate



Hall



Garden Room



Sitting Room



Living Room



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



Sitting Room



Sitting Room



Kitchen



Kitchen, access to utility room and back door



Utility Room



Sitting Room



Garden to side



Back garden-patio

Directions

The property is easily accessible from the A77. Travelling from Ayr proceed south on the A77 towards Girvan. The property is situated on the left hand side of the road at Burnside Farm.

Location

This corner of south west Ayrshire is renowned for its unspoilt scenery and mild climate, there are excellent golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance.

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; attractive seafront and harbour; railway station with connections north to, Ayr, Prestwick Airport and Glasgow and south to Stranraer. Prestwick Airport approximately 24 miles. Glasgow is about 48 miles.

General

Home Report is available by request

The property is connected to septic tank drainage. Water and electricity from main grids.

The dimensions quoted for the area size of the site, garden etc were recorded by stepping the site out. The dimensions are given for general guidance only.

Council Tax: E

EER: E (48)

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



Garden on north side of house



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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