



THOMAS MURRAY
PROPERTY

21 Beech Way
Girvan
KA26 0BX



Living Room



Kitchen



Living Room



Dining Room

21 Beech Way, Girvan

Spacious, 3 bedroom end of terrace house.

Built circa mid 1970s the house is of brick construction with pitched roof overlaid with tiles. Windows are double glazed in uPVC casements and central heating is by gas.

The accommodation is arranged over two floors and comprises: Entrance Vestibule, which is a more recent addition, has a mono pitched poly carbon roof, double, uPVC/double glazed doors and double glazed/uPVC inner door to hall. The Hall has a built in cupboard, housing the consumer box and meter, sliding door to living room and stair to first floor. The Living Room is large space with window to front and door through to Dining Room which in turn has window to rear and door to kitchen. The Kitchen, with window to rear, has base and wall mounted cabinets, integrated hob and oven, double glazed back door and walk in cupboard under stair providing great storage and where there is further cupboard housing the gas boiler.

Upstairs the landing provides access to the 3 bedrooms and shower room. There is a built in cupboard housing the hot water tank and ceiling hatch to loft. Bedroom 1 is to the front of the house while Bedroom 2 is to the rear. These are both double bedrooms. Bedroom 3, with window to front is a decent size single bedroom with built in cupboard. The Shower Room, window to rear, has tiled walls, waterproof floor, wash hand basin, shower area with electric shower unit and WC.

There are garden spaces to the front and rear of the house. The front is paved while the rear is overlaid in concrete making for easy maintenance. In the rear garden is large timber shed and gate in the rear fence provides access to foot path running behind this terrace row.

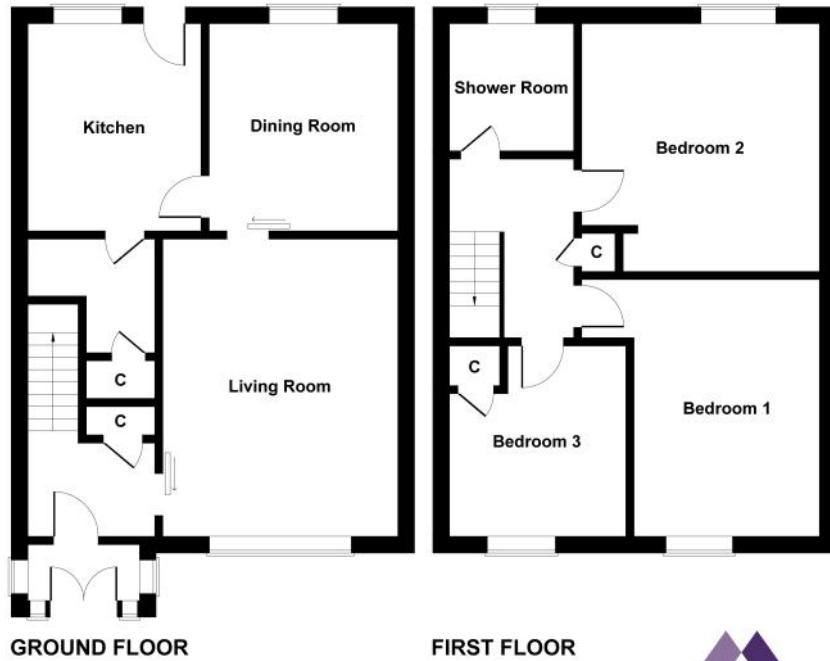
This is nice roomy house. Some fixtures and fittings are dated as is décor but that said the property affords excellent possibilities and is fairly priced to reflect that a degree of refurbishment is required.

The house is toward the south east side of town in an area comprising houses of similar style and vintage.

Viewing is advised.

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.

21 Beech Way, Girvan



Not to Scale. Produced by The Plan Portal 2020
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 PROPERTY

Living Room	16'6" x 11'
Dining Room	9'1" x 8'6"
Kitchen	8'1" x 8'5"
Bedroom 1	13'4" x 9'1"
Bedroom 2	10'1" x 11" & 2'2" x 9'1"
Bedroom 3	7'5" x 8'2" & 2'2" x 4'1"
Shower Room	5'6" x 6'2"

Dimensions are approximate and floor plan is schematic and not to scale



Dining Room



Kitchen



Hall & Entrance



Hall



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Beech Way



Shower Room



Rear Elevation



Back Garden

Directions

Travelling from Ayr, proceed into Girvan. At pedestrian crossing opposite ASDA turn left to Montgomerie Street and carry on ahead. At the end of the street turn left, The Avenue. Proceed to top of The Avenue and turn right to Coalpots Road. Carry on straight ahead and turn right to Willow Drive. Proceed ahead and turn second right Maple Drive. This is a cul de sac. Park here, there is a foot path off to Beech Way. Walking up this path the house is on the left hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: D (63)

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

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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