



THOMAS MURRAY  
PROPERTY



6 Elder Avenue

Girvan

KA26 0DN





View from front



Living Room





Kitchen



Living Room





Kitchen



Living Room



Kitchen

## 6 Elder Avenue, Girvan

In lovely order throughout this is a 3 bedroom house in a slightly elevated position from where the property has an attractive view toward the hills behind town and from the upper floor there is outlook toward Woodland Bay. The house has off road parking.

This mid terrace house has recently been insulated externally and windows are double glazed in uPVC casements. Central heating is by gas.

The interior is in very nice order and is smartly presented throughout. The accommodation comprises: Hall with double glazed/uPVC front door, doors off to living room and kitchen, stair to first floor and under stair cupboard with electrical switch gear. The Living Room is to the front of the house. The spacious Dining Kitchen is a bright space with 2 windows to rear and double glazed/uPVC back door. The kitchen area is fitted with base and wall mounted cabinets which extend to provide integrated hob, oven, extractor, fridge, freezer, tumble dryer and washing machine. The dining area has ample room for table and chairs.

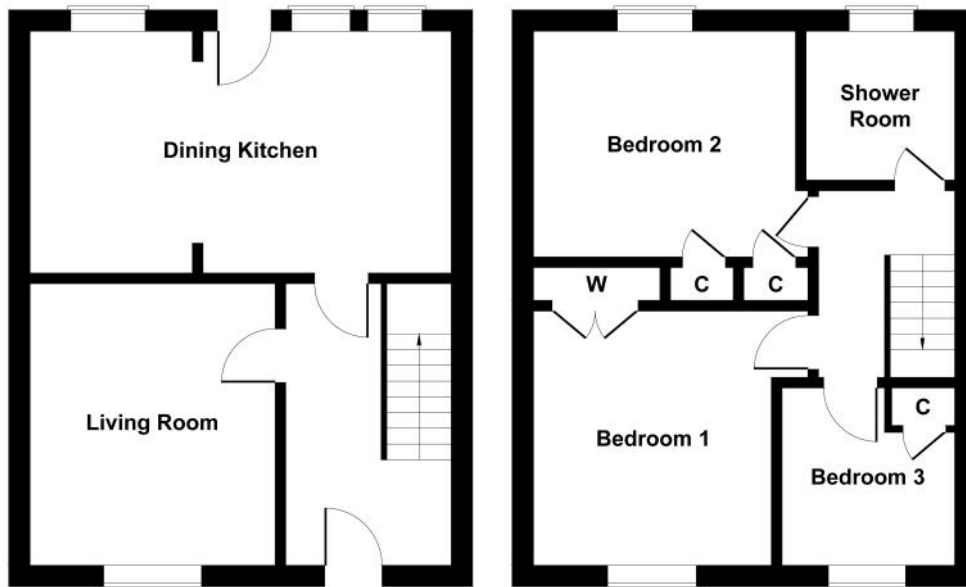
Upper floor, the landing provides access to three bedrooms and shower room. Bedroom 1 is a double bedroom with built in wardrobe. Bedroom 2, a double bedroom has 2 built in cupboards, one housing the central heating boiler and window to rear. Bedroom 3 is a decent single bedroom with built in cupboard. Bedroom 1 and Bedroom 3 have terrific views. The Shower Room, with window to rear, comprises shower stall with electric shower, wash hand basin in vanity and WC and walls are tiled.

The front garden in gravel, is enclosed by low level timber fence and is given over to provide an off street parking space. The back garden is bounded by timber paling fence. The area, which is level, has a timber deck at the immediate rear of the house the remaining space is in gravel. There is a timber shed and gate to rear lane.

A beautifully presented home. Viewing is essential.

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.

## 6 Elder Avenue, Girvan



**GROUND FLOOR**

**FIRST FLOOR**

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



Living Room	15'9" x 11'5"
Dining Kitchen	9'7" x 17'9"
Bedroom 1	13'1" x 9'6" & 2'10" x 1'10"
Bedroom 2	9'10" x 11'3"
Bedroom 3	7'9" x 7'11" & 2'2" x 4'9"
Shower Room	5'11" x 6'2"

Dimensions are approximate



Hall



Hall





Bedroom 1



Bedroom 2





Landing



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room





Shower Room



Bedroom 3



Living Room



Kitchen



Rear Elevation



Back Garden

### Directions

On arriving in Girvan from Ayr proceed ahead and continue to traffic lights at town square/ clock tower. Here continue ahead on Dalrymple Street. Proceed ahead on Glendoune Street and at mini roundabout proceed ahead. Take second left Elder Avenue. Continue ahead for a short distance where the Property is located on the left hand side.

### General

Home Report is available on request.

**Council Tax:** Band D

**EER:** D (64)

### 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.





Front Garden

### 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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