



THOMAS MURRAY  
PROPERTY



77 The Avenue

Girvan

KA26 9DT





Living Room



Kitchen





View from front of property



Living Room



Kitchen

## 77 The Avenue, Girvan

Situated in an elevated south facing position this is a very attractively presented detached 3 bedroom bungalow. Nice outlook across the secondary school to hills behind Girvan and glimpse of Ailsa Craig.

Built circa 1970s the house is in good condition. Windows are double glazed in uPVC casements and central heating is by gas.

The interior of the house is in lovely decorative order and the spacious layout comprises: Entrance Vestibule with double glazed/uPVC front door, built in cupboard and cabinet housing electrical switch gear and timber/glass inner door to hall. The Hall provides access to all rooms and has built in cupboard and ceiling hatch, with drop down ladder to part floored loft. The Living Room is a large space with wide front facing window. The stylish Dining Kitchen with window to back garden. The kitchen is fitted with a good range of cabinets at base and wall level and which extend to provide integrated appliances comprising hob, oven, extractor, fridge, freezer, dishwasher and washing machine. There is ample space to dine, downlights, a built in cupboard and double glazed/uPVC back door.

Bedroom 1 is a spacious double bedroom with window to front and built in wardrobe. Bedroom 2, with window to rear, is a double bedroom with built in wardrobe and built in cupboard. Bedroom 3 is a large single bedroom with window to rear. The bathroom, with rear facing window, is fitted with bath, shower stall with mixer shower, wash hand basin, WC and downlights.

There is a substantial basement, providing great storage, fitted with light and power and housing the central heating boiler.

The house stands in a tidy garden. The front garden is in lawn and gravel. At the rear the garden is sheltered and private and comprises, lawn, paved patio and gravel space.

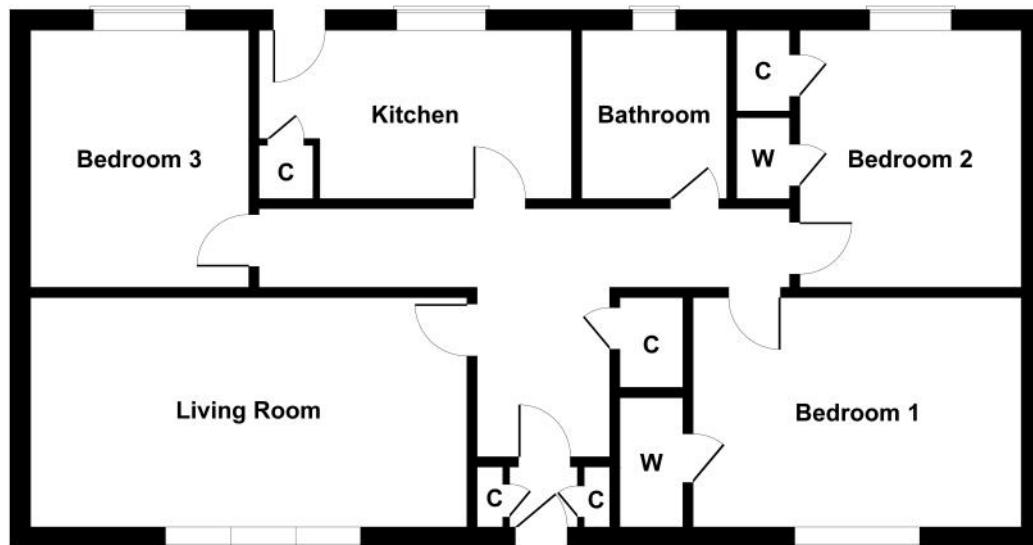
A tarmac drive leads up to a garage and carport and there is ample parking space in front of the garage and carport.

This is a super family home or for retirement. Viewing of what is a lovely property in good residential setting is strongly recommended.

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.



## 77 The Avenue, Girvan



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



Living Room	11' x 17'6"
Dining Kitchen	9' x 13'3"
Bedroom 1	10'9" x 15'1"
Bedroom 2	12'6" x 11"
Bedroom 3	12'4" x 9'10"
Bathroom	9' x 5'11"

Dimensions are approximate



Hall



Living Room



Bedroom 1





Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3





Bathroom



Bedroom 3



Kitchen



Kitchen



Bathroom





View from front of property



Rear Elevation



Back Garden

### Directions

On arriving in Girvan, proceed ahead and at pedestrian crossing across from ASDA, turn left, Montgomerie Street. Continue to end of street and turn left, The Avenue. Proceed ahead and at the very top of the street, the Property is situated on the left hand side.

### General

Home Report is available on request.

**Council Tax:** Band E

**EER:** C (73)

### 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.





Back Garden



Garage



### 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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)

