



THOMAS MURRAY
PROPERTY



38 Course Road

Girvan

KA26 9HW



View, west from house over the golf course toward Ailsa Craig



General surroundings



View from front garden south along Golf Course Road toward mouth of harbour



Living Room



Living Room



Living Room

38 Golf Course Road, Girvan

Set on the edge of the golf course and enjoying a glorious view toward the Firth of Clyde and Ailsa Craig, this is a semi detached 3 bedroom house, with garden and garage. Built circa 1900 the west facing house is built of stone and brick with a pitched roof overlaid with slate. Windows are mainly double glazed in uPVC casements and central heating is by way of gas.

The house is in fair decorative order and there is a good balance of accommodation arranged over two floors comprising: Entrance Vestibule with double glazed/uPVC front door, tiled floor, cabinet with electrical switch gear and timber/glass inner door. The Hall provides access to the living room, dining room or bedroom 3, kitchen and has stair with impressive pitch pine balustrade to upper floor. The Living Room has window to front, with excellent view across the golf course, a fireplace with gas fire, tiled fascia and timber over mantle and shelved alcove; The Dining Room or equally a third bedroom, is to the rear of the house with single glazed window through to the utility area/dining space. There is a built in cupboard housing the central heating boiler. The kitchen, which has window to rear, comprises cabinets at base and wall mounted levels, tiled walls around work surfaces, tiled floor, cupboard under stair and timber/glass door to Utility Area/Dining Space which in turn has windows to rear garden and a large Velux window making for a light airy room. There is a fitted cupboard and timber door to back garden.

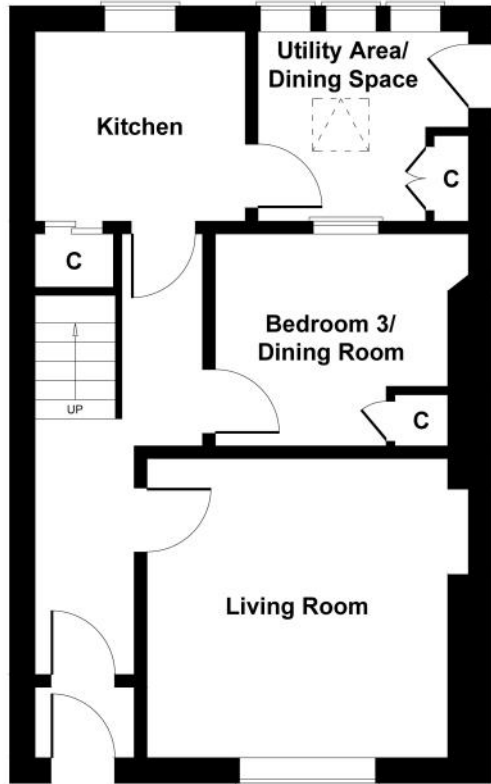
Upstairs at mezzanine level is the spacious Bathroom, with window to rear and comprising bath, shower stall with electric shower, wash hand basin and WC. The main landing is wide and there is a Velux window to rear. Bedroom 1, with dormer window to front is a double bedroom with great view. Bedroom 2 is another double bedroom with dormer window to rear. Bedroom 4 is smaller single bedroom with dormer window to front. The second bedroom has a good view, east, toward the town and surrounding hills.

The front garden is bounded by low level wall, has path to front door and area of lawn. At the back of the house the garden is walled and comprises paved patio, gravelled path, lawn and timber shed. From the back garden steps lead down to the garage. The garage is approx. 18' x 18' and has side door, light and power.

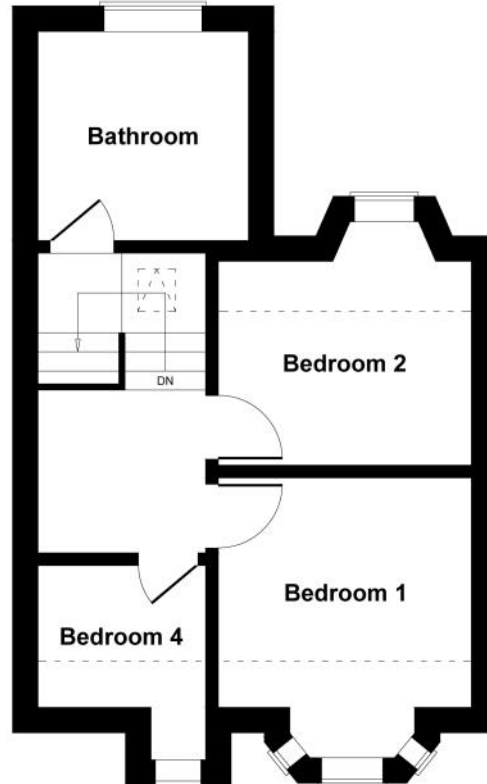
A lovely home in super location.

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 both independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport, Glasgow 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.

38 Golf Course Road, Girvan



GROUND FLOOR



FIRST FLOOR

Living Room	14'2" x 13'8"
Dining Room or Bedroom 3	12'5" x 10'1" & 8'1 x 2'2"
Kitchen	9'1" x 8'8"
Utility Area/Dining Space	9'8" x 10'10" at widest
Bedroom 1	9'9" x 12'2" & 2 x 6'6"
Bedroom 2	8 x 11'10"
Bedroom 4	6'5" x 6'3"
Bathroom	9 x 8'7"

Dimensions are approximate.

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.





Hall



Hall



Dining Room or Bedroom 3



Dining Room or Bedroom 3



Kitchen



Kitchen



Utility Area/Dining Space



Utility Area/Dining Space



Stairwell



Bathroom



Bathroom



Landing



Bedroom 1



Bedroom 1



Bathroom 2



Bedroom 4



Landing



View from Bedroom 1



Back Garden



Back Garden



Golf Course Road

Location

Golf Course Road comprises a single row of Edwardian villas fronting onto the edge of the golf course. From this wonderful setting there are fabulous views toward Ailsa Craig, the Kintyre Peninsula and Arran.

Directions

Travelling to Girvan on A77 from Ayr, just before the roundabout turn right sign post Golf Course and proceed ahead on unclassified road. Turn right, sign post golf course and at junction turn right onto Golf Course Road where the property is situated toward the top of the road.

General

Home Report is available on request.

Council Tax: D

EER: D 60

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

