



THOMAS MURRAY  
PROPERTY



25 Beech Way

Girvan

KA26 0BX





Living Room



Living Room





Kitchen



Dining Room





Living Room



Dining Room

## 25 Beech Way, Girvan

Attractively presented, extended 4 bedroom house.

This mid terrace house is spacious and provides great accommodation over two floors. The house was extended in May 2019 by the present owners and this addition, presently used as dining room provides excellent space for a variety of purposes. Windows are double glazed in uPVC casements and central heating is by way of gas. The interior is light and airy and in good decorative order.

The house comprises: Entrance hall with composite/double glazed front door, stair, door to living room and built in cupboard with electrical consumer box. The Living Room is a large space with window to front and doors off to Bedroom 4/Study and the Kitchen. Bedroom 4/Study could easily be adapted to be taken back into the living room floor space, but as separate room, with window facing into the dining room, it is a useful area, perfect for young child's bedroom or a study/workspace. The Kitchen, with window and double glazed door to the dining room, is fitted with cabinets at base and wall mounted levels and a door through to a large walk in cupboard with further cupboard within. The Dining Room which is the recent extended element, is a lovely space with windows to rear and double doors out the garden.

Upstairs, the landing provides access to 3 bedrooms and shower room. There is a built in cupboard housing the central heating boiler a further shallow cupboard and ceiling hatch to loft. Bedroom 1, a double bedroom with window to front. Bedroom 2, has a built in wardrobe, window to rear and is also a double bedroom. Bedroom 3 has window to front, built in wardrobe and is a single bedroom. The Shower Room, with rear facing window, comprises wash hand basin, shower area with electric shower over, WC and 'wet floor' covering.

There are two garden spaces, front and back. The front is bounded by low level timber fence and has lawn and paved path to front door. The back garden has timber fence surround, timber deck, area of grass and timber shed. There is a gate in the back fence to a lane behind this terrace row.

A lovely 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.

## 25 Beech Way, Girvan



Not to Scale. Produced by The Plan Portal 2021  
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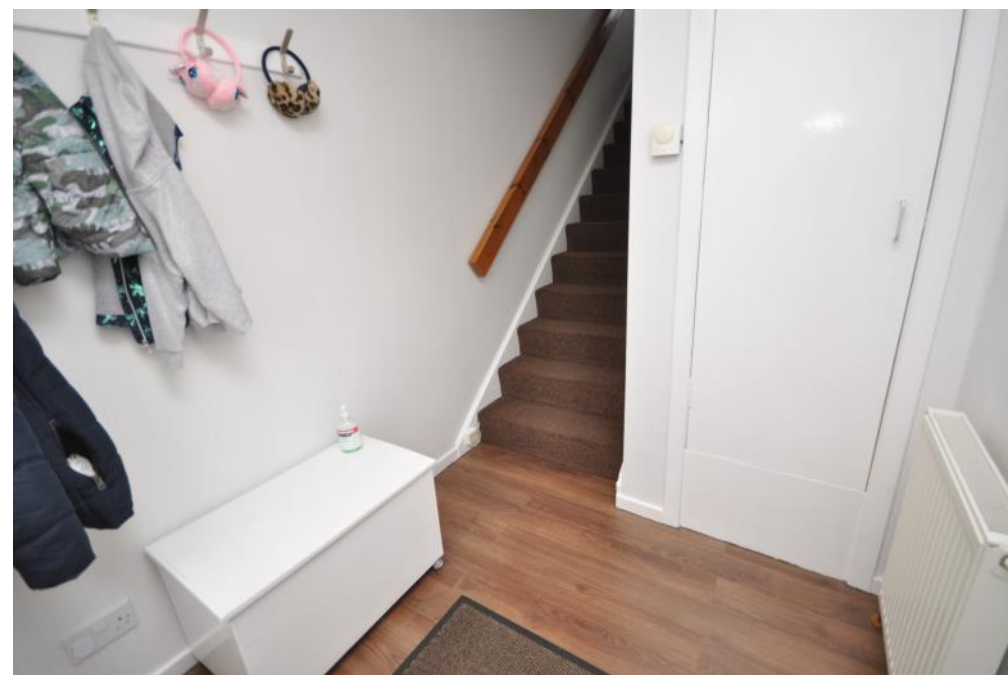


Living Room	16'5" x 11'1" & 2'3" x 8'6"
Kitchen	8'11" x 8'5"
Dining Room	9'11" x 14'1"
Bedroom 1	13'1" x 8'10" & 2'9" x 1'4"
Bedroom 2	10'2" x 10'8" & 2'3" x 4'5"
Bedroom 3	7'8" x 8'4" & 2'3" x 4'3"
Bedroom 4 / Study	6'10" x 8'7"
Shower Room	5'7" x 6'5"

Dimensions are approximate



Hall



Hall





Kitchen



Dining Room



Living Room



Bedroom 4 or Study





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3





Bedroom 3



Bedroom 4 or Study



Shower Room



Shower Room



### Directions

On entering Girvan travelling from Ayr, proceed ahead and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue to end of Montgomerie Street and turn left, The Avenue. Proceed to the top of The Avenue and at junction turn right, Coalpots Road. Continue straight ahead and turn right at sign post Willow Drive. Second right, Maple Drive. Proceed ahead and Beech Way is at the very end of Maple Drive.

### General

Home Report is available on request.

Gas boiler installed 2008. Most recent service 25.03.21

**Council Tax:** Band B

**EER:** C (74)

To view contact



**Tel:** 01465 713498

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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.



### 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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