



THOMAS MURRAY
PROPERTY



4 The Avenue

Girvan

KA26 9DS



Living Room



Living Room



Kitchen



Living Room



Kitchen

4 The Avenue, Girvan

Substantial first floor flatted dwelling forming part of a larger end of terrace Category C listed building in a pleasant and convenient residential locality close to Church Square and in the town's Conservation Area. Shops, schools, parks and the beach are all easily accessible.

With its origins dating from circa 1850 the property is stone built under a pitched slated roof. The interior of the flat has lovely proportions -spacious rooms with high ceilings. The accommodation layout is bright and in good decorative order. Period features include: the original staircase with elegant wrought iron balustrade and timber hand rail, doors, skirtings and architraves and decorative plaster cornice and rose in the living room.

The property is entered by way of pend which gives trough access to rear of the building. The Entrance Hall, has timber inner door, window to rear stair to upper floor.

Arranged over the first floor: L shape Hall with doors off to living room, 2 bedrooms and kitchen. The Living Room is an elegant space with two windows to front and impressive Italian marble fireplace with Chesney multifuel stove. The Kitchen, with rear facing window, provides ample space to dine and there is a large walk in cupboard where the central heating boiler and electrical switch gear can be found. Bedroom 1, has a window facing front and is a large double bedroom with alcove. Bedroom 2, has a window facing rear. This bedroom is also a double bedroom with alcove. The Bathroom is at mezzanine level, and it's a bright space with two windows to side. The bathroom comprises bath with electric shower over, wash hand basin in stand and WC.

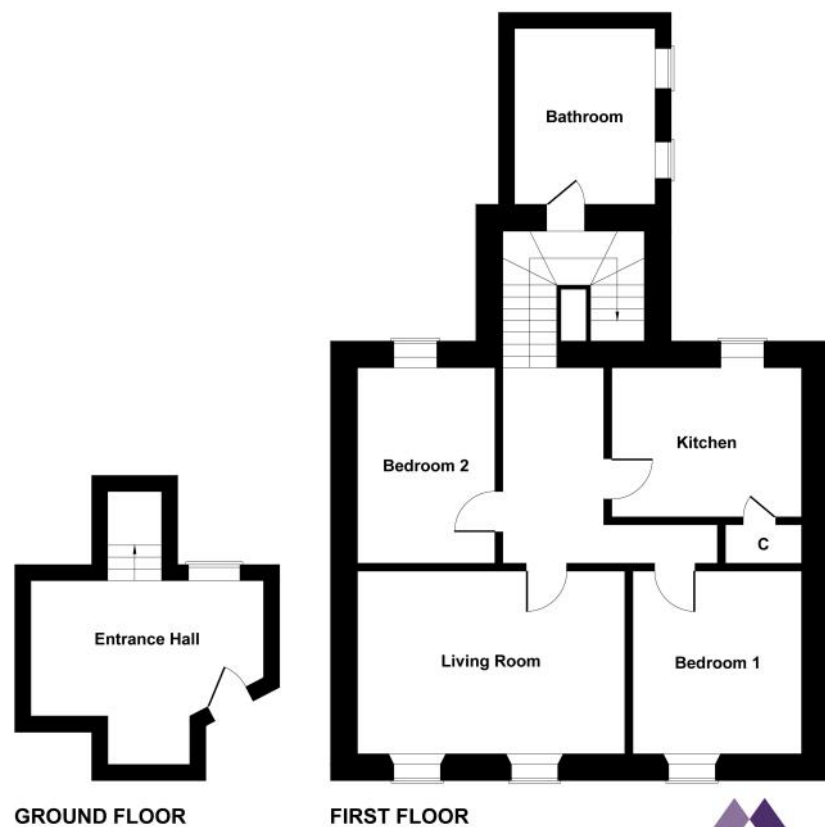
Windows are double glazed/uPVC in sash case style and central heating is by gas.

The garden at the rear is level and in grass.

This is a lovely roomy property in a good locality. Viewing is strongly 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.

4 The Avenue, Girvan



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



Living Room	14'10" x 18'2"
Dining Kitchen	10'7" x 13'9"
Bedroom 1	14'10" x 11'11"
Bedroom 2	13'8" x 9'1"
Bathroom	10'5" x 6'

Dimensions are approximate



Entrance Hall



Stairwell



Bathroom



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



Entrance Hall



Stairwell



First Floor Hall



Fire place / Stove in Living Room



Garden



General Surroundings

Directions

On entering Girvan travelling from Ayr, proceed ahead on Vicarton Street and turn left after pedestrian crossing to Montgomerie Street. Continue to end of street and turn right, The Avenue. The property for sale is situated a short distance along on the right hand side. The property is entered by way to timber door to the right hand side of the building. Parking is on street.

General

Home Report is available on request.

The proprietor of 4A The Avenue as right of access through the entrance pend for the movement of wheelie bins etc. At the back of house the garden space nearest the rear of the building forms part of the property for sale. There is a gravel path along the side of the wall and this in turn provides access to a second area of garden which is part of 4A The Avenue.

Council Tax: Band C

EER: TBC

To view contact



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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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