



THOMAS MURRAY  
PROPERTY



49 Piedmont Road

Girvan

KA26 0DS





Rear Elevation





Living Room



Kitchen





Dining Room



Hall



## 49 Piedmont Road, Girvan

A lovely semi detached and extended 2 bedroom house situated on a corner site with garden front and back and wide gravel drive to side.

The house is in great decorative order and provides a really spacious interior which comprises: Entrance Vestibule with double glazed/uPVC main door and timber/glass inner door. The wide hall, with window to front, has timber/glass doors off to living room and kitchen, a built in cupboard and stair to first floor. The Living Room, has window to front, feature raised electric fire timber/glass door to kitchen and open through to dining room. The Dining Room has window to rear and timber/glass French doors to patio at side. The stylish Kitchen, with window to rear, is a good space with base and wall mounted cabinets, integrated hob, column oven and extractor, fridge, freezer, dishwasher and washing machine. There is room to dine in the kitchen, the ceiling is in waterproof panelling, there is built in cupboard under stair and double glazed/ uPVC back door.

Upstairs the landing, with window to rear, has doors to Bedrooms 1 and 2, shower room and a separate shower in what was a built in cupboard. There is also a shelved linen cupboard with louvre doors. Bedroom 1 is double bedroom with window to front and built in wardrobe. Bedroom 2 is a double bedroom with window to side and from where there is access to the stairs leading to a substantial floored and lined attic. The Shower Room, with window to rear, is fitted and comprises wash hand basin in vanity unit, Wide shower stall with mixer shower, waterproof panelled ceiling and heated towel rail.

The attic space is floored and lined, there are two Velux windows to rear and there is a radiator.

Windows are double glazed in timber casements and central heating is by gas.

The front garden is bounded by privet hedge and there is an area of lawn. Timber gates open on to a gravelled drive. The back garden is enclosed by timber fence and is laid in gravel making for easier upkeep. There are two storage sheds.

This is a well presented property, well cared for by the present owners of 22 years. A lovely family home.

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.

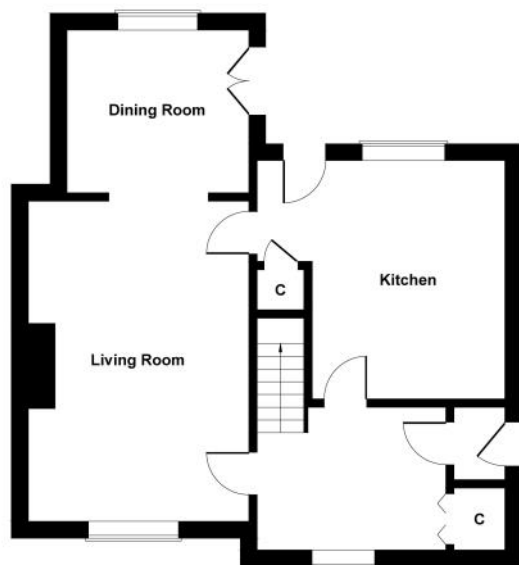


Living Room

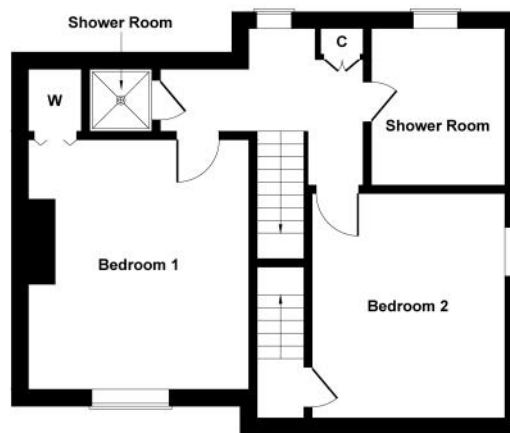


Kitchen

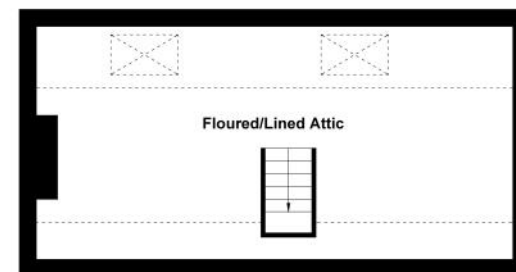
# 49 Piedmont Road, Girvan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



Living Room	16'6" x 10'9"
Dining Room	10'4" x 8'10"
Kitchen	11'6" x 8'9" & 5'4" x 3'6"
Bedroom 1	13'4" x 10'9" at widest
Bedroom 2	11'8" x 8'10"
Shower Room	6'6" x 5'6"
2nd Shower	2'6" x 4
Floored/lined Attic	9'5" x 23'8"

Dimensions are approximate





Kitchen



Kitchen



Dining Room



Hall





Bedroom 1





Bedroom 1



Bedroom 1



Landing



Landing



Shower Room





Bedroom 2



Shower Room



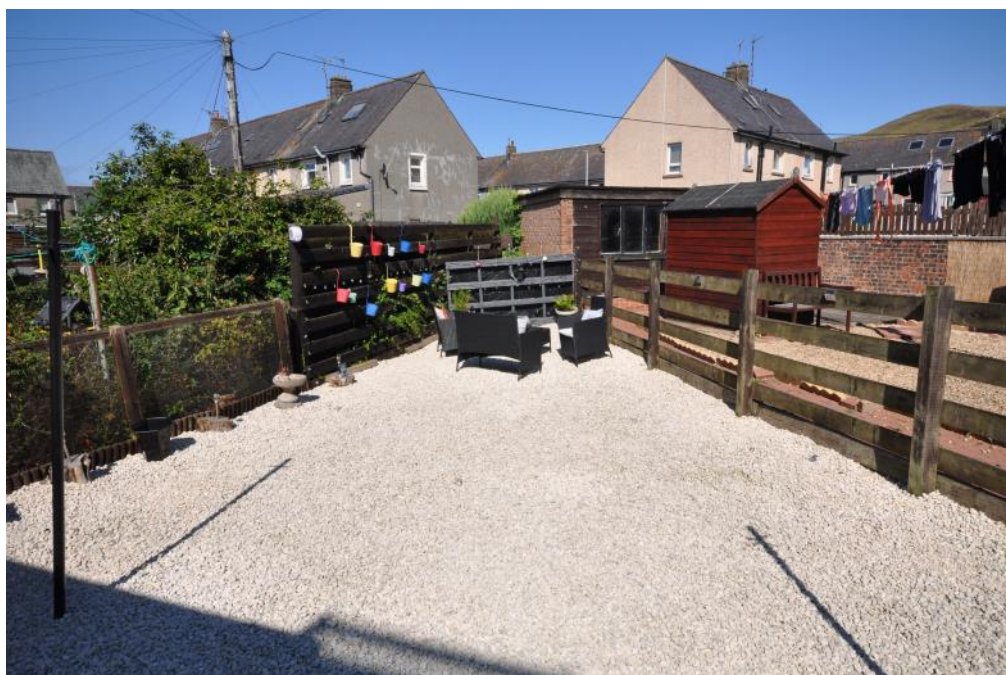
Floored and Lined Attic



Floored and Lined Attic



Front Garden



Back Garden

### Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street. Just after the pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue to end of street turning left to The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right North Park Avenue. Continue ahead and turn left Victory Park Road. Ahead to junction and left to South Park Avenue. Proceed ahead and turn right Motehill Road, continue up hill and at junction veer left and then proceed ahead and continue to T junction. The house sits on the corner of Piedmont Road/Motehill Road. Turn left from junction and the house is on the left.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** D (57)

**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.





French Doors from Dining Room





Front Garden



Back Garden



Front Elevation



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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