



THOMAS MURRAY
PROPERTY



49 Piedmont Road
Girvan
KA26 0DS



Rear Elevation



Rear Elevation



Living Room



Dining Room



Kitchen



Living Room



Dining Room

49 Piedmont Road, Girvan

Attractively presented extended, 2 bedroom semi detached house standing on a corner position

The house is lovely condition and has had new windows installed December 2021 and a new central heating boiler fitted March 2023

The light and spacious interior is in excellent decorative order. Double glazed. Gas central heating

The house comprises

Hall

Living Room

Dining Room with French doors to garden

Kitchen with integrated hob, oven, fridge, freezer, dishwasher and washing machine

Upstairs

Bedroom 1

Bedroom 2

Shower Room

There is large floored and lined attic with 2 Velux windows.

The house on a level site which comprises front and back garden and wide gravelled drive with space to park 2 cars

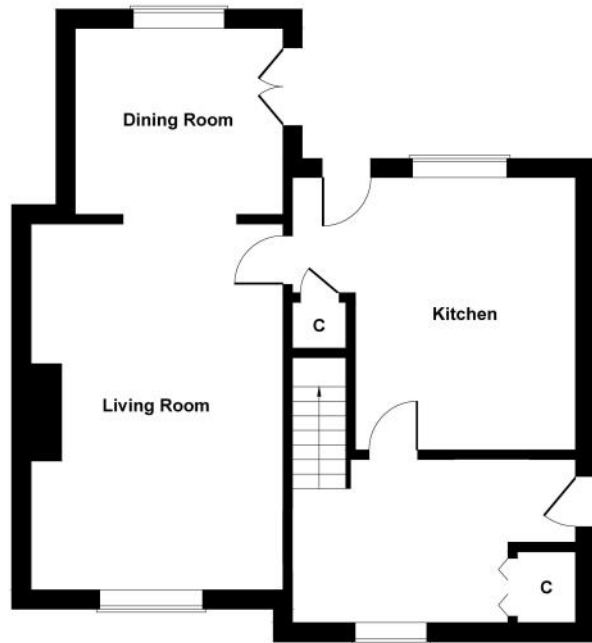
This is a beautiful home and early viewing is strongly advised



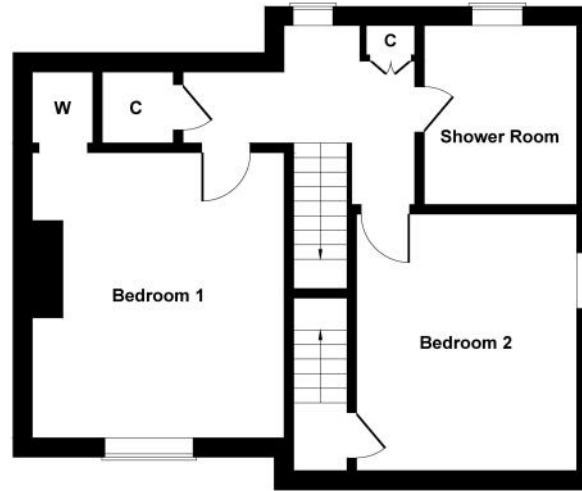
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole 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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

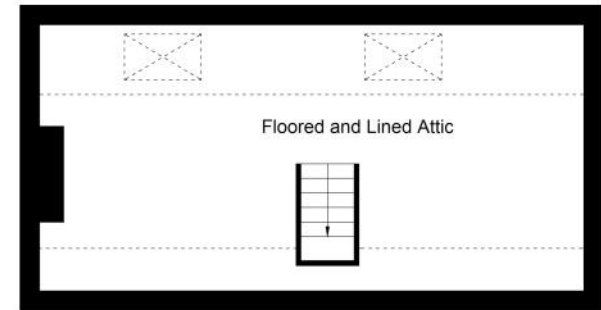
49 Piedmont Road, Girvan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



Living Room	16'9" x 10'9"
Dining Room	10'4" x 8'11"
Kitchen	11'6" x 8'9" & 5'3" x 3'7"
Bedroom 1	10'10" x 13'4"
Bedroom 2	11'7" x 9'3"
Floored & Lined Attic	8'6" x 23'7"
Shower Room	6'7" x 5'7"







Kitchen



Living Room



Living Room



Kitchen



Kitchen



Hall



Landing



Landing



Shower Room



Bedroom 1



Bedroom 2



Floored & Lined attic



Bedroom 1



Bedroom 2



Shower Room



Floored & Lined Attic



Side Elevation



Rear of house

Directions

From Ayr on A77, continue ahead into Girvan and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street and proceed to end of street. Turn left, The Avenue and proceed ahead. Turn first right Queens Drive and then right to North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn left to South Park Avenue. Ahead and then right to Mote Hill Road. Proceed ahead and continue to T junction and turn left, Piedmont Road. The house sits on the corner on the left hand side as you come away from the junction.

General

Home Report available on request

Windows, front and back doors are double glazed in uPVC. The Velux windows in the attic are double glazed in timber casements.

Council Tax

Band B

Energy Efficiency Rating

D 64

To view contact



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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.



Back Garden



Front Garden



French doors from dining room

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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