



THOMAS MURRAY
PROPERTY



11 Orchard Avenue
Girvan
KA26 9DU



Front Garden



Rear Elevation



Living Room



Dining Room



Kitchen



Living Room



Dining Room

11 Orchard Avenue, Girvan

Attractive, 3 bedroom semi detached bungalow situated in an excellent area convenient for schools, ASDA, railway station, bowling club and library.

The beach is only a 13 minute walk from the house

Orchard Avenue is a lovely part of town formed by way of wide treelined cul de sac

The house stands in a well kept garden. There is a drive and a detached garage

The interior is in fresh order. Windows are double glazed and central heating is by gas

The accommodation comprises

Entrance Vestibule

Hall

Spacious Living Room with bay window

Dining Room

Kitchen

Conservatory

Bedroom 1

Bedroom 2

Bedroom 3

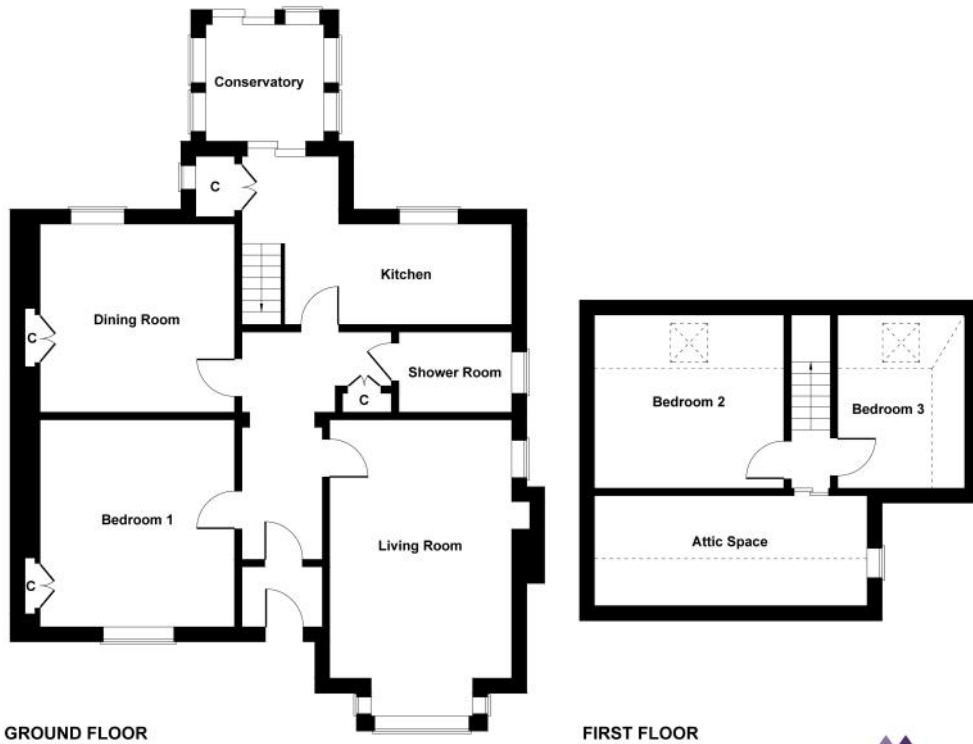
Bedrooms 2 and 3, upstairs, have nice view toward the bowling greens. There is access to a store within the roof space.

Shower Room

The front garden comprises lawn and planted border. The back garden is sheltered and private and is fashioned in paved and gravelled spaces. There is a greenhouse and garden shed. The garage has up and over door, is fitted with light and power and has side door

A good property in a lovely part of town

11 Orchard Avenue, Girvan



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Hall



Hall

Living Room	19'2" reducing to 17'2" x 12'9"
Dining Room	12'6" x 12'10"
Kitchen	6'8" x 11'6" & 11'2" x 6'10"
Bedroom 1	13'9" x 12'11"
Bedroom 2	9'4" x 12'7"
Bedroom 3	11'6" x 8'5"
Shower Room	5'4" x 7'4"
Garage	16'2" x 9'7" & 6' x 9'2"



Living Room



Dining Room



Kitchen



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Shower Room



Conservatory



Conservatory



Kitchen with patio doors to conservatory



Stairs off kitchen



Front



Rear Elevation

Location and Directions

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

Travelling to Girvan from Ayr on A77. Approaching town from roundabout continue ahead. At pedestrian crossing, opposite ASDA turn left Montgomerie Street. Proceed ahead to end of road and turn left, The Avenue. Continue ahead and take first left to Orchard Avenue. The house is situated a little further along on the left hand side.

General

Home Report available on request

Council Tax

Band E

Energy Efficiency Rating

D 59

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.



Driveway to garage



Driveway



Back Garden



Back Garden

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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