



THOMAS MURRAY  
PROPERTY



40 Ainslie Road  
Girvan  
KA26 0AY





View from garden



Side



Living Room



Living Room



Living Room



Dining Kitchen





Dining Kitchen

## 40 Ainslie Road, Girvan

Fabulous detached, 4 bedroom house situated in fantastic position a few steps away from the beach. The house stands on a large level plot and has a lovely south facing garden from where there are is an attractive view to sea and Ailsa Craig

Built for the present owners the house is 11 years old

The accommodation comprises

Entrance Vestibule

Hall

Impressive Living Room with bay window, west facing French doors and wood burning stove

Large Dining Kitchen with west facing French Doors

Bedroom 1

En Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Utility Room

Double glazed. Gas central heating

Attached garage with up and over door, light, power and back door

At the front of the house is a wide gravelled and paved drive providing ample space to park several cars

The garden extends around the west and south side of the house and is beautiful space, well planted and comprising large paved patio, lawn, green house and timber shed

Ainslie Road is great part of town and the house is located in part of the street that is a cul de sac

A delightful house and garden in a super spot, viewing is highly recommended

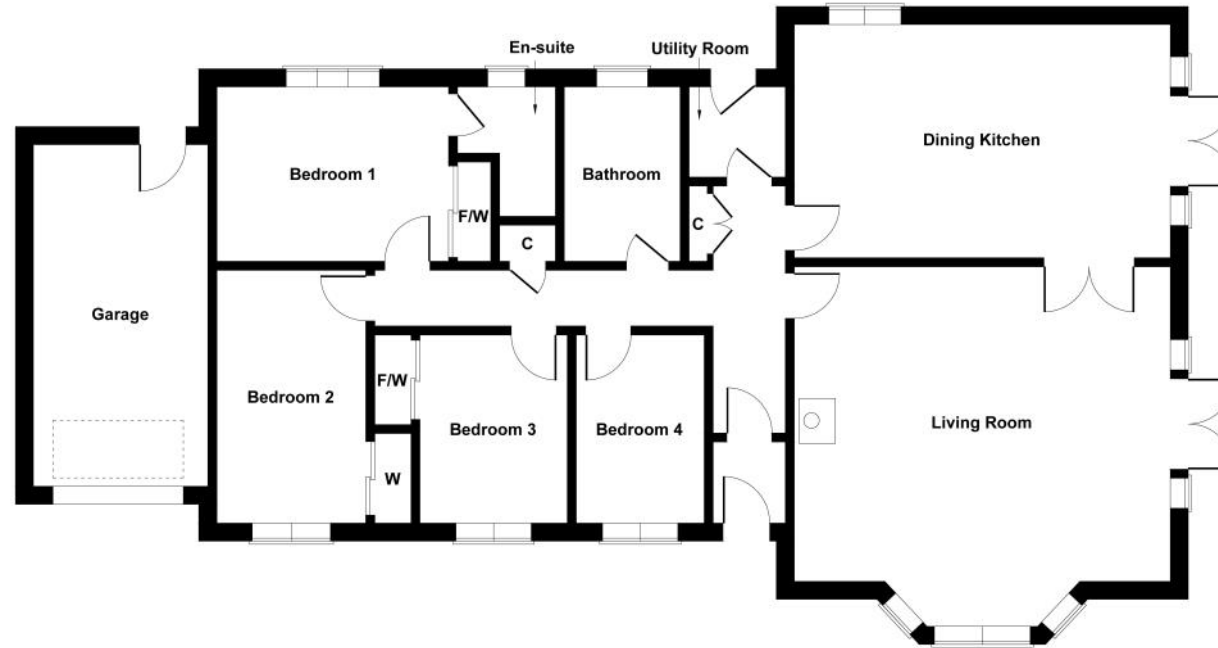


Living Room



Dining Kitchen

## 40 Ainslie Road, Girvan



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



Living Room	17'5" x 20'10" and 3'6" x 10'3"
Dining Kitchen	12'11" x 20'10"
Bedroom 1	9'8" x 12'10"
En Suite Shower Room	3'8" x 5'5" and 3' x 2'5"
Bedroom 2	14' x 8'3"
Bedroom 3	10'5" x 8'2"
Bedroom 4	10'5" x 7'1"
Bathroom	9'8" x 6'5"
Utility Room	5'9" x 5'1"
Garage	18'11" x 9'8"



Hall



Hall



Entrance vestibule



Dining Kitchen



Bathroom



Bathroom



Bedroom 1



Bedroom 1



En Suite



En Suite



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Front



Side

### Location

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

### Directions

Travelling to Girvan from Ayr. Proceed ahead into town on A77. At traffic lights at town square/ Stumpy clock tower turn right, Knockcuhsan Street. Continue ahead to mini roundabout at harbour and take first exit left, Henrietta Street. Proceed ahead and continue straight on to Kirkpatrick Street. At mini roundabout take second exit, straight ahead on Bennane Road and turn right, signed Rajput Drive. At T junction turn left Ainslie Road and continue ahead to the cul de sac where the house is in the right hand corner.

### General

Home Report available on request

### Council Tax

Band E

### Energy Efficiency Rating

C 78

### To view contact



01465 713498

[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.





South facing patio



Patio



Rear elevation and surrounding garden



Back garden



Back garden



Planted space at side of house



Surroundings | out on to Ainslie Park

### 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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