



THOMAS MURRAY
PROPERTY



6 Ardmillan Road
Girvan
KA26 9EF



Rear Elevation



Living Room



Kitchen



Dining Room / 4th Bedroom



Living Room



Kitchen

6 Ardmillan Road, Girvan

Attractively presented, spacious 3 bedroom semi detached house in nice order throughout with drive and level garden

The house is in a great locality convenient for schools, ASDA, library and railway station.

The beach is about 15 minutes walk

The interior is light and airy and is good decorative order

The kitchen, bathroom and central heating boiler were installed in 2021. The hall and stair carpet have been renewed and oak doors were fitted to the ground floor rooms, this work completed July this year

The house comprises

Entrance Vestibule

Hall

Living Room with bay window

Dining Room or 4th Bedroom

Modern fitted Kitchen

Cloakroom

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

The three bedrooms are doubles

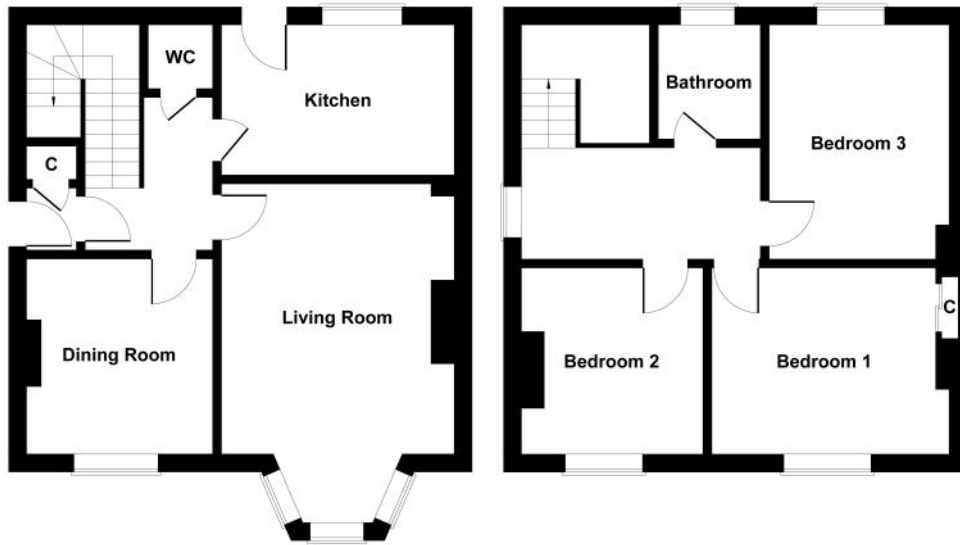
Bathroom with mixer shower over bath

Double glazed. Gas central heating

Gravelled drive with space to park several cars and garden spaces front and back

A great property in a great locality

6 Ardmillan Road, Girvan



GROUND FLOOR

FIRST FLOOR

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



Hall



Hall

Living Room	17'8" reducing to 14'8" & 12'5" reducing to 11'4"
Dining Room	11'3" x 10'2" reducing to 9'4"
Kitchen	7'9" x 12'8" reducing to 12'4"
Bedroom 1	12'9" x 12'5" reducing to 11'4"
Bedroom 2	12'9" x 10'2" reducing to 9'5"
Bedroom 3	9'11" x 9'11" reducing to 7'9"
Bathroom	6'3" x 5'9"



Living Room



Dining Room



Kitchen



Cloak Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Landing



Front Garden



Back Garden

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 on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take second left Maxwell Street. Continue ahead and at Y fork bear right onto Troweir Road. Turn second right to Penkill Road. Proceed ahead and then take first right to Ardmillan Road. The house is a short distance along on the righthand side.

General

Home Report available on request

The timber garage is in need of replacing

Council Tax

Band B

Energy Efficiency Rating

D (65)

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.



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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