



THOMAS MURRAY
PROPERTY



67 Elder Avenue
Girvan
KA26 0DW



Living Room



Kitchen



Living Room



Dining Area

67 Elder Avenue, Girvan

3 bedroom mid terrace house with garden front and back

The accommodation comprises

Entrance Vestibule

Hall

Living Room through Dining Area

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bedrooms 1 & 2 are good size double bedrooms. The 3rd bedroom is a decent size single bedroom

Shower Room

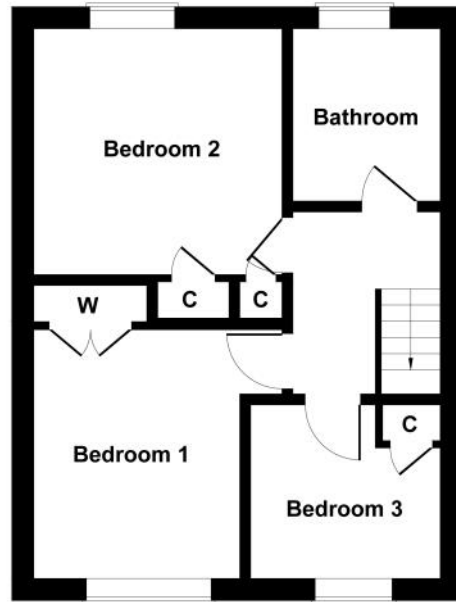
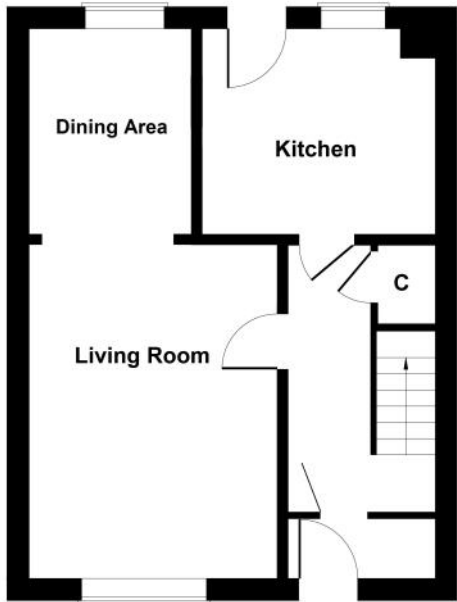
Double Glazed. Gas central heating

Good big roomy house | well worth viewing



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



GROUND FLOOR

FIRST FLOOR

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



Hall



Hall

Living Room through Dining Area	15'9" x 11'3" & 9'6" x 7'9"
Kitchen	9'5" x 9'9"
Bedroom 1	13' x 9'5" & 2'10" x 1'9"
Bedroom 2	9'10" x 11'1"
Bedroom 3	10' x 8'1"
Shower Room	5'8" x 6'5"



Living Room



Kitchen



Landing



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Shower Room



Bedroom 3



Back Garden



Front Elevation



Rear Elevation

Directions

Travelling from Ayr on A77. Proceed ahead on Vicarton Street and continue to traffic lights at the town square/clock tower. Here carry on ahead, Dalrymple Street. Take 3rd left, Wreck Road and proceed ahead. Take 3rd right, McMaster Terrace/Roxburgh Road. Carry on to the top of this road and take left, Piedmont Road followed by a quick right. Proceed down this road into a car park with grass amenity area on the right. The property backs on to the car park. Take the foot path off the car park and then turn first left, the property is a short walk along

General

Home Report available on request

Windows are double glazed in aluminium casements.

Council Tax

Band B

Energy Efficiency Rating

D (62)

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.

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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