



THOMAS MURRAY  
PROPERTY



21 Greenside  
Girvan  
KA26 9BH



Rear Elevation



General Surroundings—Beach is about a 3 minute walk



Living Room



Sitting Room



Kitchen



Living Room



Sitting Room

## 21 Greenside, Girvan

In a popular street this is 3 bedroom semi detached house situated about a 3 minute walk to the beach

The house is handy for parks, shops and schools

The interior of the house is bright and spacious comprising

Entrance Vestibule with double glazed/uPVC front door and terrazzo floor

Wide Hall

Large Living Room

Sitting Room

Bedroom 3/Study

Kitchen

Rear Vestibule

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Mainly double glazed. Gas central heating

Small easy to look after garden bounded by wall and fence

A lovely roomy house in great location

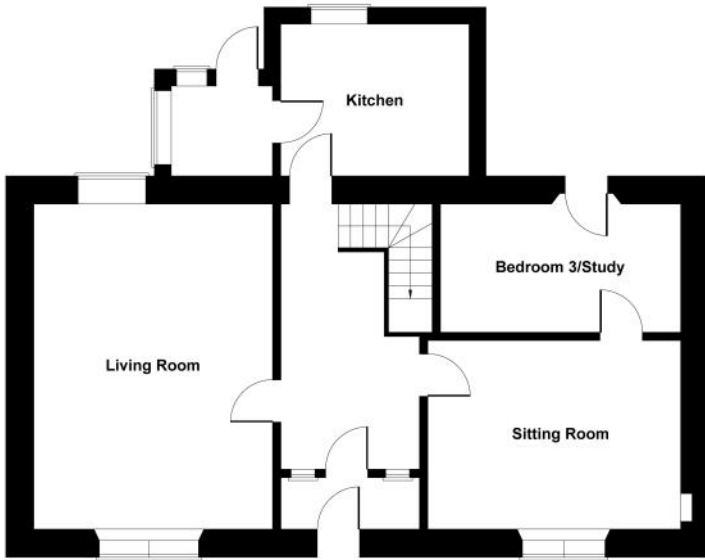
Viewing is highly recommended



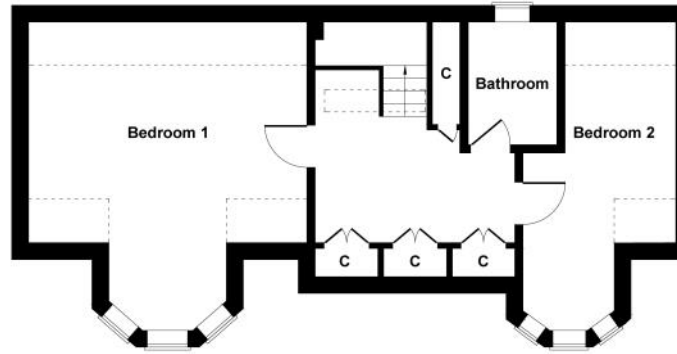
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

21 Greenside, Girvan



GROUND FLOOR



FIRST FLOOR

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



Living Room	19'11" x 14'2"
Sitting Room	11'2" x 14'6"
Kitchen	9' x 11'2"
Study / 3rd Bedroom	7'7" x 14'3"
Bedroom 1	7'11" x 16'6" & 3'1" x 5'9"
Bedroom 2	8'3" x 5'10" & 4'9" x 5'5"
Bathroom	7'3" x 5'3"
Rear Vestibule	5'4" x 6'



Hall



Hall





Entrance Vestibule—Terrazo Floor



Kitchen



Kitchen



Rear Vestibule



Bedroom 3 / Study



Bedroom 3 / Study



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Front



Rear Elevation

### Directions

Travelling from Ayr, A77. Arrive at Girvan and proceed ahead on Vicarton Street and continue to traffic lights at town square/clock tower. Turn right, Knockcushan Street and proceed to mini roundabout at the harbour. Here take first exit left, Henrietta Street. Continue ahead and turn 2nd left Duncan Street. Proceed ahead for a short distance and turn right, Greenside. The house is the second house along on left hand side.

### General

Home Report available on request

Windows are mainly double glazed with the exception of the windows forming the rear vestibule, the rear window of the living room and the roof light over the stairwell.

### Council Tax

Band D

### Energy Efficiency Rating

D (55)

### To view contact



Tel: 01465 713498

Email: [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.



Garden



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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)