



THOMAS MURRAY  
PROPERTY



2 The Avenue  
Girvan  
KA26 9DS





Outlook from house across Church Square



Room 1



Room 1



Room 2



Room 2

## 2 The Avenue, Girvan

Semi detached 8 room house situated in a desirable location overlooking Church Square and about an 8 minute walk from the beach

The house, which is in the Conservation Area, is convenient for schools, ASDA, railway station, library, bowling green and harbour

The house is two storey and comprises

Ground floor with

Entrance Vestibule

Hall

3 Reception Rooms

Kitchen

Rear Vestibule

First Floor with

5 Rooms

Shower Room space in 3 sections

Attic Space

Gas central heating. Double glazed

Walled, easy to keep garden mainly in gravel and with outhouse and side access

The house does require repair and improvement throughout. Nevertheless, it is a spacious house offering great possibilities

Viewing of what is a large, adaptable property offering potential with improvements for a home with 3 reception rooms and 4/5 bedrooms is highly recommended



Girvan, a town on the South Ayrshire Coast, 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 Ayr, Prestwick Airport and Glasgow. Turnberry Hotel and Golf courses (5.5 miles) and Royal Troon (28.7 miles)  
Culzean Castle and Country Park is 10.7 miles.

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

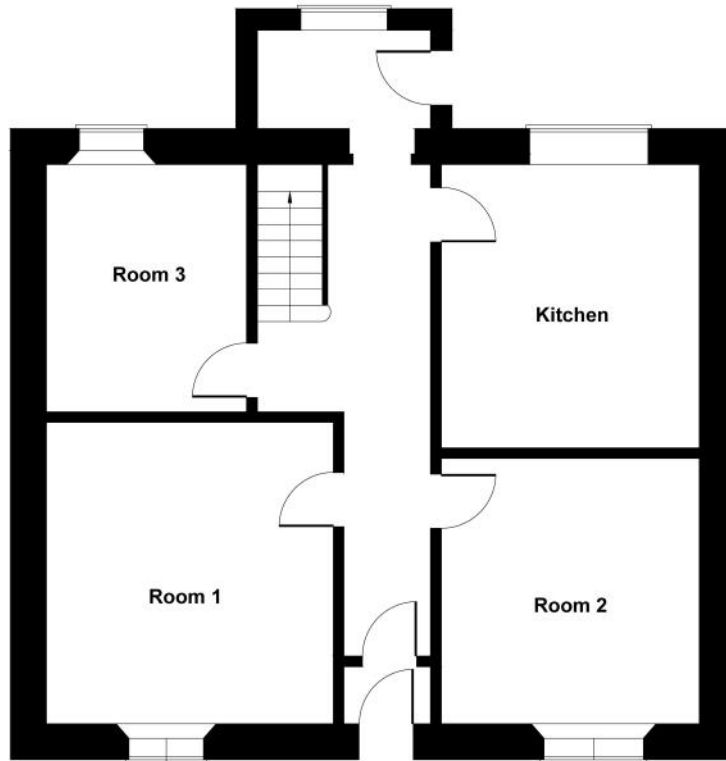


Hall

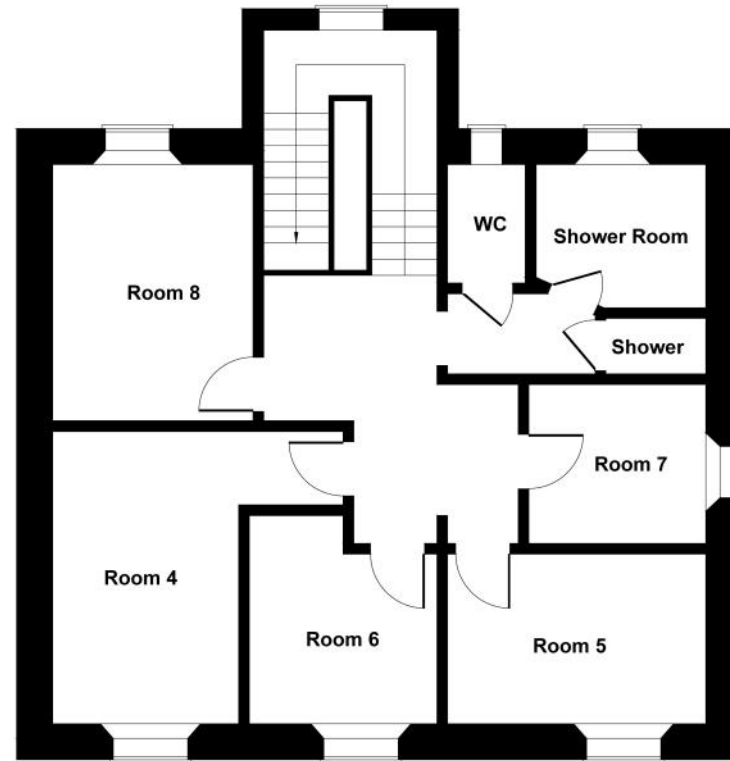


Hall

## 2 The Avenue, Girvan



GROUND FLOOR



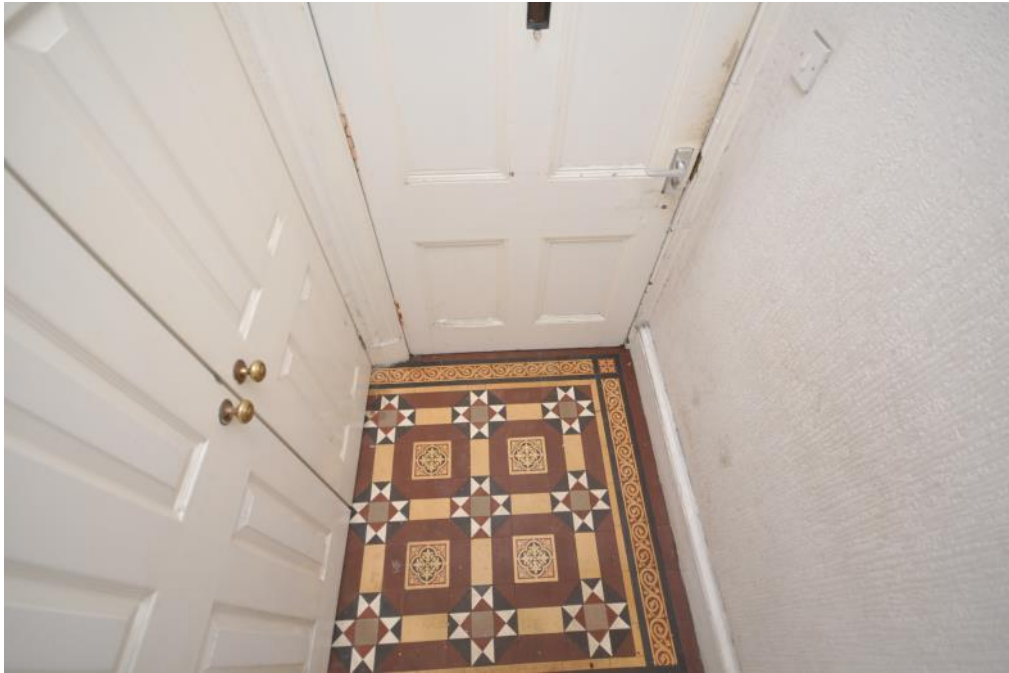
FIRST FLOOR

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



Room 1	13'11" x 13'3"
Room 2	12'3" x 11'11"
Room 3	9'3 x 11'5
Kitchen	10'5 x 11'5"
Room 4	13'9" x 8'7" & 4'1" x 4'7"

Room 5	5'7" x 11'10"
Room 6	7'6" x 9'8" & 1'7" 4'4"
Room 7	6'10 x 8'2"
Room 8	9'5" x 11'4"
Shower Room	7'9" x 11'7"



Entrance Vestibule



Stair



Room 3



Room 3



Kitchen



Kitchen



Kitchen



Rear Vestibule





Stairwell



Stairwell



Room 4



Room 4



Room 5



Room 5



Room 6



Room 6



Room 7



Room 7



Room 8



Room 8



Shower Room Area



WC



Shower Room



Shower Room



Front Elevation



Rear Elevation

### Directions

Travelling from Ayr on A77. Continue ahead on Vicarton Street and at pedestrian crossing, opposite ASDA, turn left, Montgomerie Street. Proceed ahead to the end of Montgomerie Street and bear right to Church Square, the property is situated on the lefthand side. Parking is on street

### General

Home Report available on request

The property is spacious and versatile but requires improvements and repairs and as such is sold as seen.

For future occupation as a private residence or holiday home change of use may be required. We are advised by the seller that the property was previously a profitable HMO and this option remains open on licence renewal.

### Council Tax

Band E

### Energy Efficiency Rating

D (60)

### 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

### 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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