



THOMAS MURRAY
PROPERTY



2 Rajput Drive
Girvan
KA26 0BA



Side



Rear Elevation



Living Room



Kitchen



Dining Room

2 Rajput Drive, Girvan

Attractively presented 4 bedroom detached house in a great location and a 5 minute walk to the beach

Schools, parks and shops are all readily accessible

This spacious house stands on a well looked after corner site which offers garden, wide drive, mono blocked space at rear, second drive, large attached garage and second garage/hobby space

The house comprises

Entrance Vestibule

Hall

Large Living Room with sliding patio doors to

Conservatory

Dining Room

Sitting Room or 4th Bedroom

Dining Kitchen

Utility Room

Porch

Shower Room

Upstairs

Bedroom 1 with En Suite Shower Room

Bedroom 2

Bedroom 3

Bathroom

The house is in good decorative order. Double glazed. Gas central heating.
Wood burning stove in living room

This is a super big house on a fantastic corner plot and 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



Living Room



Living Room



Conservatory



Conservatory

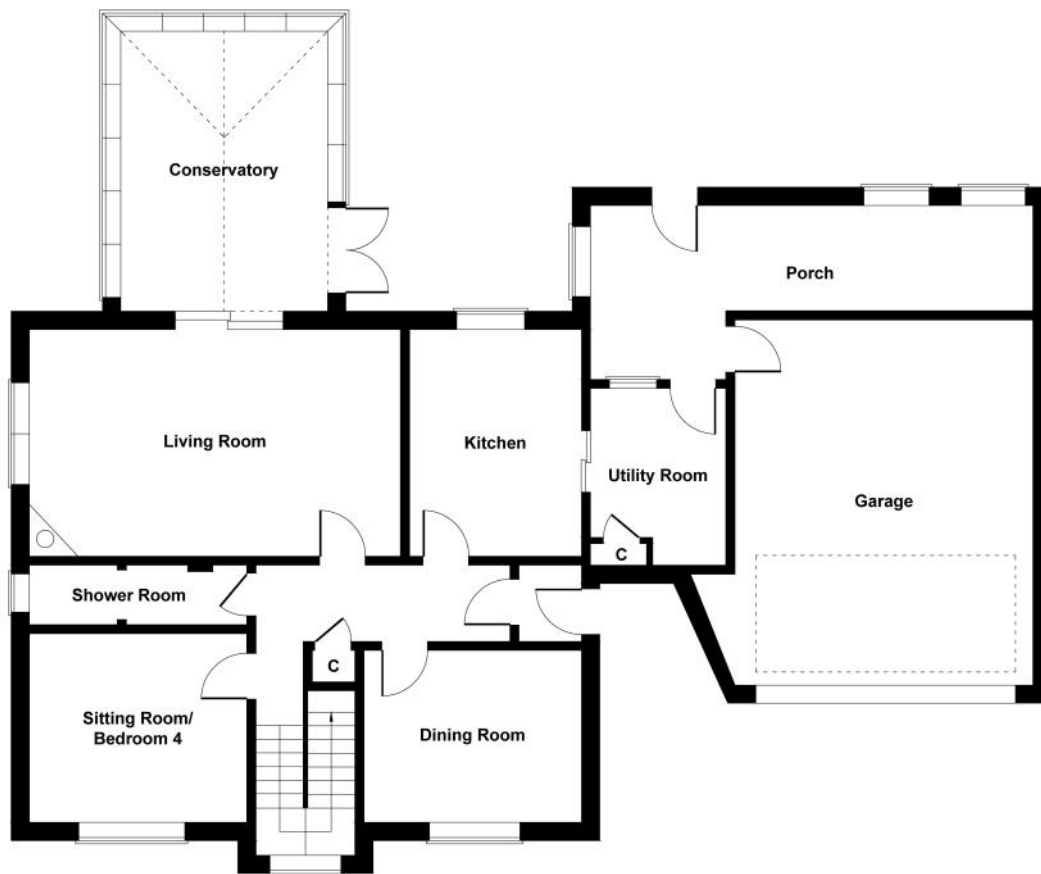


Kitchen

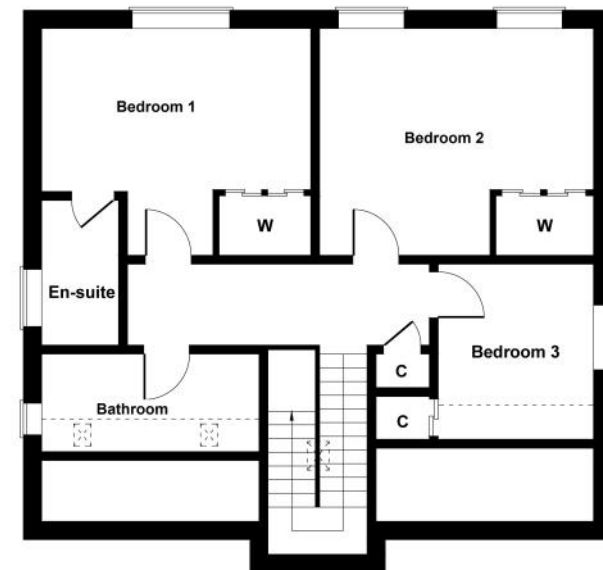


Kitchen

2 Rajput Drive, Girvan



GROUND FLOOR



FIRST FLOOR

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



Living Room	12'5" x 11'11"
Sitting Room / 4th Bedroom	10'4" x 11'11"
Conservatory	15'4" x 11'4"
Kitchen	12'5" x 10'9"
Dining Room	9'5" x 11'11"
Bedroom 1	8'10" x 15'3"
En Suite	6'8" x 5'7"

Bedroom 2	12'3" x 15'9" at widest
Bedroom 3	9'7" x 8'6"
Bathroom	5'4" x 11'10"
Utility Room	7'1" x 7'5"
Garage 1	20' x 16'4"
Garage 2 / Hobby Space	15'1" x 19'7"



Dining Room



Sitting Room / Bedroom 4



Sitting Room / Bedroom 4



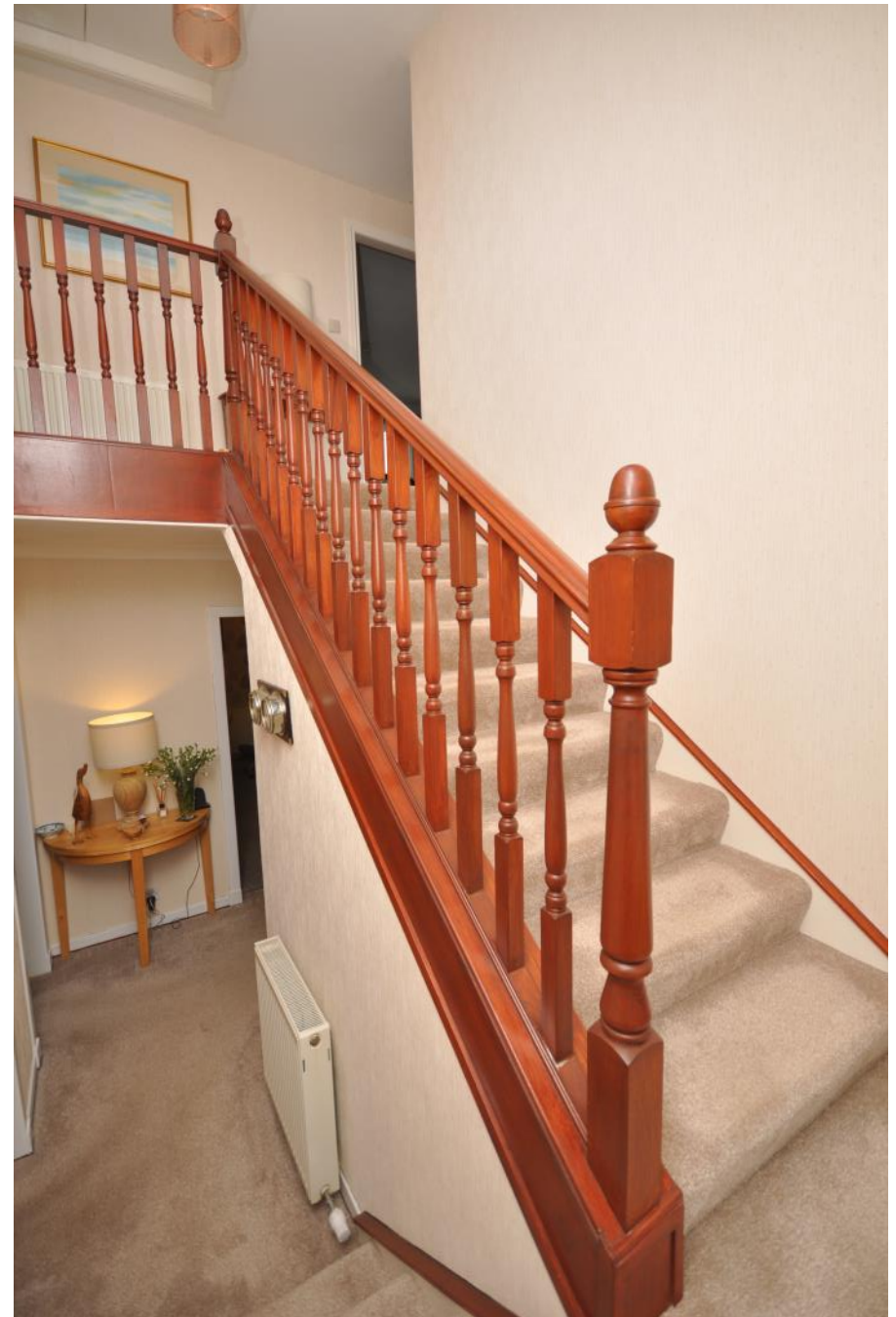
Shower Room



Hall



Hall



Stairwell



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



En Suite



Bathroom



Bathroom



Front Elevation



Rear Elevation

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, sign Rajput Drive. The house is the first property in on the lefthand side.

General

Home Report is available on request

The small port hole window in the shower room is not double glazed

There is a mono block drive at the north side of the house and this affords vehicle access around to the back of the house.

Both garages are fitted with light and power

Council Tax

Band F

Energy Efficiency Rating

E (48)

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 to side



Back Garden & Second Garage / Hobby Space

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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