



THOMAS MURRAY  
PROPERTY

18A The Avenue  
Girvan  
KA26 9DS





Garden

## 18A The Avenue, Girvan

Charming detached cottage in a delightful walled and fenced garden

The cottage is in a very private and sheltered setting and yet is in a good position to easily access shops and parks. The beach is about 10 minutes walk

All on the level the interior comprises

Entrance Porch with tiled floor

Hall

Living Room with quartz fireplace

Kitchen with integrated hob, oven and extractor

Bedroom with built wardrobe recess

Bright modern Shower Room

Double glazed. Gas central heating

The cottage is located on a quiet lane, known locally as Bank Burn in the towns Conservation Area and is accessed from the lane by way of a timber gate. Around the front of the cottage is a gravelled and paved path. There is a level, gravelled space at one side of the house. The garden is nicely established comprising lawn, summer house with timber decking and a timber shed.

A lovely cottage in a lovely setting. Viewing is essential.

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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

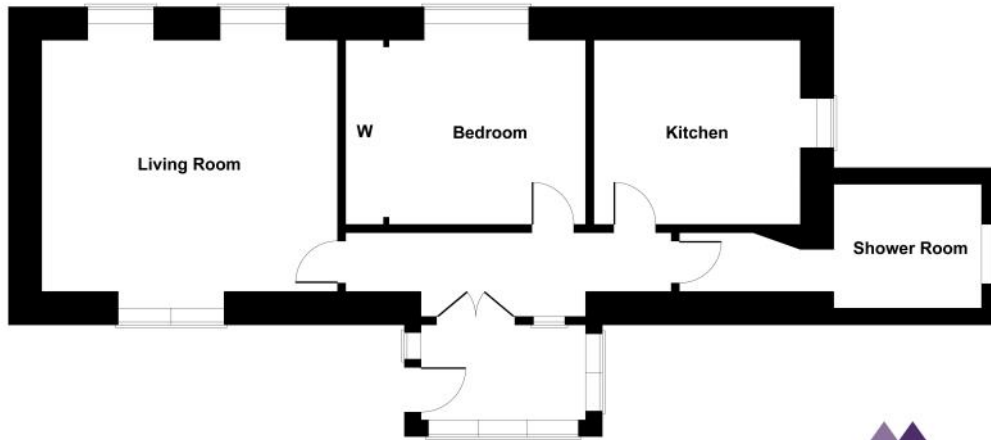


Living Room



Kitchen

## 18A The Avenue, Girvan



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



Porch



Hall

Living Room	14'4" x 12'7"
Bedroom	11' x 9'1"
Kitchen	10'10" x 7'9"
Shower Room	5'8" x 5'6" & 2'11" x 4'2"



Living Room



Kitchen



Bedroom



Bedroom



Shower Room



Shower Room

### Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street and after the pedestrian crossing (opposite ASDA) turn first left, Montgomerie Street. Continue ahead to the end of the street and turn left, The Avenue. Proceed a short distance along and turn sharp right into narrow lane. Continue down lane where the property is located on the left hand side tucked in behind a high stone wall. For those attending to view it is advisable to park on The Avenue and once parked up continue to the property on foot.

### General

Home Report is available on request.

### Council Tax

Band B

### Energy Efficiency Rating

D61

### 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





Back of house



Area at side of house

### **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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