



THOMAS MURRAY
PROPERTY



22 Ainslie Road
Girvan
KA26 0AY



West Facing Elevation



East Facing Elevation



Views of Ailsa Craig



Views of Arran



Living Room



Dining Room



Kitchen

22 Ainslie Road, Girvan

Impressive 4 bedroom detached house in a fabulous position on the sea front with stunning views toward Ailsa Craig, Arran and the Kintyre Peninsula

The house stands on a large plot which comprises in and out drive and established garden spaces to west and east sides of the house

The property further comprises 2 garages

Built in 1970 this lovely home is being sold for the first time

The spacious interior is arranged over two floors comprising

Entrance Vestibule

Wide Hall

Living Room

Sitting Room

Sun Porch

Dining Room

Dining Kitchen

Utility Room

Side Porch

Bedroom 1

Shower Room

Upstairs

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

All three reception rooms have wonderful sea views but the best views are from the 3 generous bedrooms upstairs

Double glazed. Gas central heating

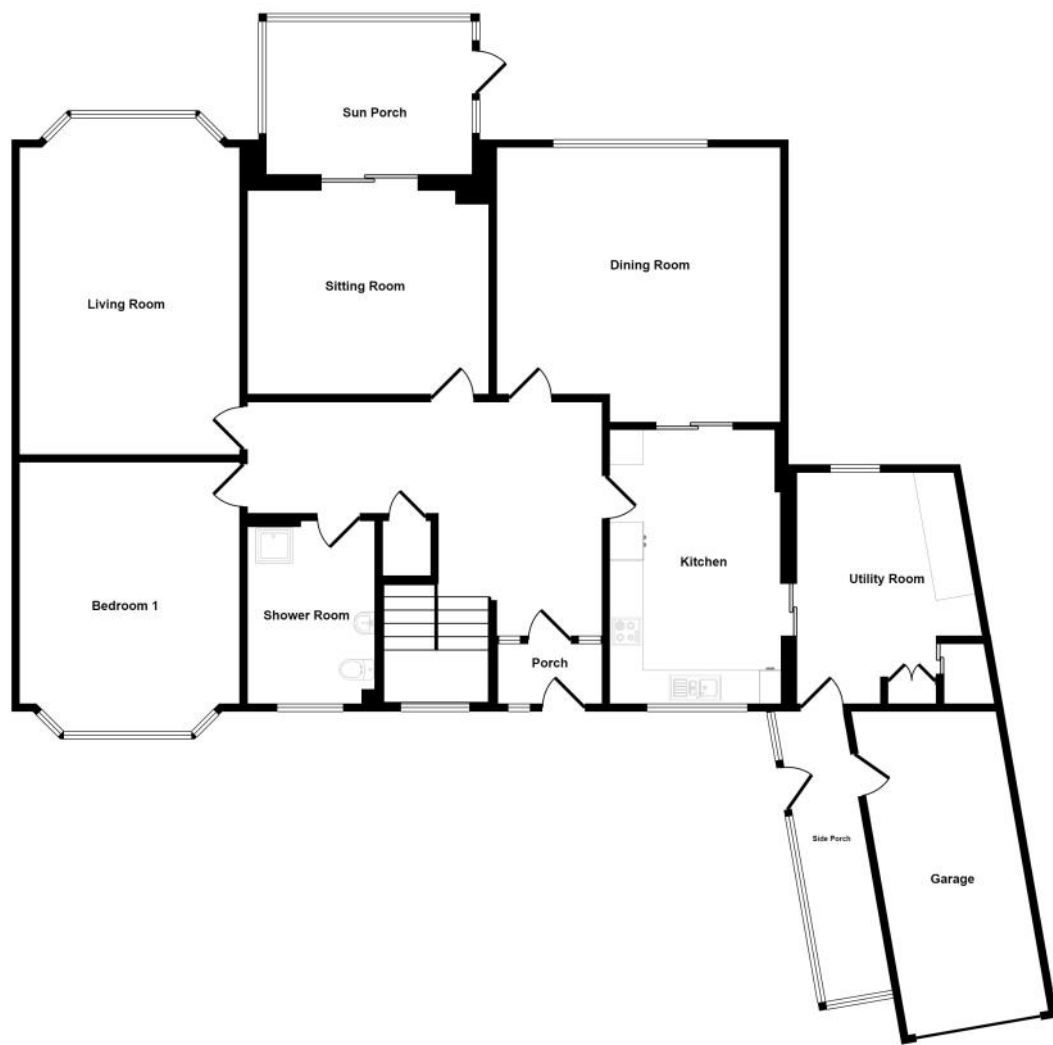
A superb family home 50 yards from the beach. Viewing of this roomy house is strongly recommended



Living Room



Kitchen



Living Room	19'9" reducing to 17'1" x 12'11"
Sitting Room	11'11" x 14'
Sun Porch	9' x 12'
Dining Room	16' reducing to 14'6" x 16'11"
Kitchen	15'11" x 9'1"
Utility Room	13'2" x 9'6"
Side Porch	16'8" x 4'



Bedroom 1	16' reducing to 13'1" x 12'1"
Bedroom 2	18'8" x 13' at widest points
Bedroom 3	18'7" x 12'1" at widest points
Bedroom 4	12'10" x 11'3"
Shower Room (Ground Floor)	10' x 7'4"
Shower Room (Upper Floor)	12'10" x 7'
Garage 1	21'2" x 9'6"
Garage 2	20'9" x 11'9"



Hall



Hall



Dining Room



Sitting Room



Kitchen



Dining Room



Sun Porch



Sun Porch



Bedroom 1



Shower Room



Shower Room



Landing/Stairwell



Bedroom 2



Bedroom 3



Bedroom 4



Shower Room



Shower Room



Bedroom 2



Bedroom 3



Garden (West Facing)



Garden (East Facing)

Location

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

Directions

Travelling to Girvan from Ayr. Approach town on A77. Continue ahead to traffic lights at town square/clock tower and here turn right. Proceed ahead to mini roundabout at harbour and here take first exit left, Henrietta Street. Continue head on Henrietta Street/Kirkpatrick Street to mini roundabout and take second exit, straight ahead to Bennane Road. Turn first right Rajput Drive and junction turn left. The house is a short distance along on the right.

General Comments

Home report available upon request

Council Tax Band

F

Energy Efficiency Rating

E (54)

To view contact



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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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