



16 Piedmont Road
Girvan
KA26 0DR



Rear Elevation



Living Room



Kitchen



Living Room



Kitchen

16 Piedmont Road, Girvan

Attractively presented mid terrace cottage with delightful south facing garden and situated only 5 minutes walk from the beach

The house has a lovely well decorated and stylish interior comprising

Entrance Vestibule

Hall

Living Room with patio doors to garden

Kitchen

Bedroom

Shower Room

Double Glazed. Electric heating

The garden is split level and consists of timber deck and gravelled space.

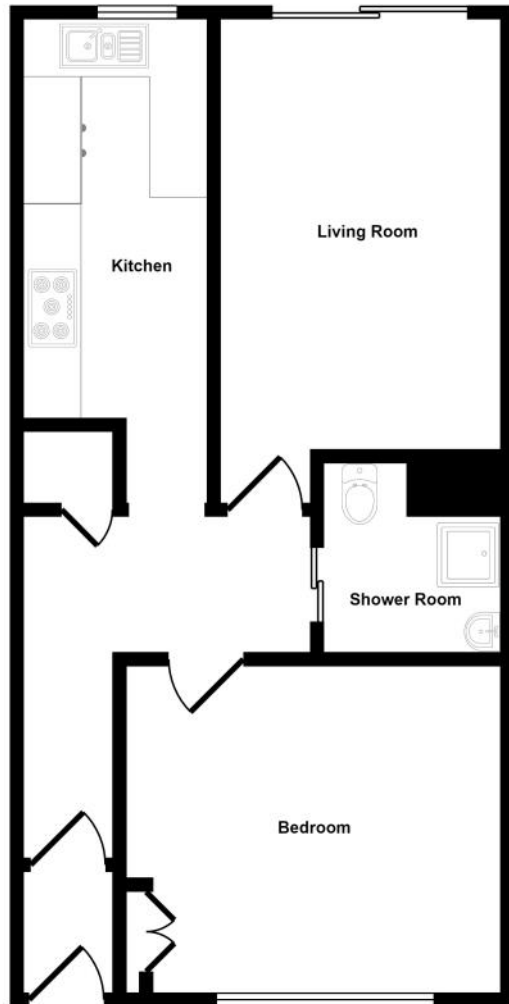
There is also an outbuilding

Good location for easy access to parks, the main street and schools

Viewing is a highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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 22 miles | Prestwick Airport 29 miles | Glasgow 56 miles



Living Room	15' x 9'7" & 2'2" x 2'11"
Kitchen	13'9" x 6'4" & 3'2" x 2'8"
Shower Room	6'1" x 5'5"
Bedroom	10'11" x 11'4" reducing to 12'5"



Hall



Hall



Living Room



Kitchen



Bedroom



Kitchen



Hall



Bedroom



Bedroom



Shower Room



Back Garden



Back Garden



Back Garden

Directions

Travelling from Ayr on A77, continue ahead to Girvan and proceed to traffic lights at town square/clock tower. Here continue ahead on Dalrymple Street. Proceed through the centre of town and the end of Dalrymple Street, before this street intersects with Glendoune Street, turn left, Piedmont Road. Proceed ahead and a short distance along the property is situated on the right hand side. Parking is on street.

General

Home report available upon request

Council Tax Band

A

Energy Efficiency Rating

E (43)

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.

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



www.thomasmurrayproperty.com