



THOMAS MURRAY  
PROPERTY

43 The Avenue

Girvan

KA26 9DS





Rear Elevation





Living Room



Sitting Room





Dining Kitchen

## 43 The Avenue, Girvan

Stunning 4 bedroom detached house standing in a lovely well kept garden

The house is in move in condition and is beautifully presented

Comprises

Entrance Vestibule

Impressive hall with glazed ceramic tiled flooring

Spacious Living Room with bay window

Large Sitting Room with French doors to garden

Stylish Dining Kitchen

Cloak Room with wc and whb

Upstairs

A light and airy stairwell to a wide landing

Bedroom 1 with bay window and fitted and built in wardrobes

Bedroom 2 with fitted wardrobe

Bedroom 3

Bedroom 4

Bathroom

Double glazed. Gas central heating. Oak interior doors. Excellent decorative order

There is a fantastic summer house/garden room with light and power

Attached garage and behind the garage are two integral outbuildings one of which is fitted out as utility space with sink, plumbing for washing machine etc

There is wide sweeping paved drive at the front with ample parking for three cars

The walled back garden is lawn and feature paved patios and pathway

The house must be viewed



Living Room



Sitting Room



Living Room	13'10" reducing to 12'4" x 15'3"
Sitting Room	14'5" x 13'
Dining Kitchen	10'1" x 15'5" x 18'1" x 8'9"
Cloakroom	3'2" x 6'4"
Bathroom	7'5" x 8'10"
Bedroom 1	13'9" reducing to 10'5" x 15'11"
Bedroom 2	14'3" x 10' reducing to 8'
Bedroom 3	10' x 9'10"
Bedroom 4	10'1" x 13'
Utility Room	5'5" x 6'2"
Summer House	15'7" x 18'9"
Garage	16'7" x 9'1"



Hall



Hall





Dining Kitchen





Living Room



Sitting Room



Dining Kitchen



Living Room



Stairwell



Cloakroom



Stairwell





Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom





Landing



Bathroom



Sitting Room



Landing





Front Elevation





Rear Elevation





Back Garden



Back Garden

### 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. Proceed ahead into town on A77. Pass across the pedestrian crossing opposite ASDA and take first left Montgomerie Street. Continue ahead to the end of the street and turn left to The Avenue. Proceed ahead where the house sits on the left hand side.

### General Comments

Home report available upon request.

The present owner bought the house about 10 years ago and has completely refurbished the property. Electrics, windows, heating system all replaced in this time.

### Council Tax Band

F

### Energy Efficiency Rating

D (65)

### To view contact



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**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.





Back Garden



Summer House/Garden Room



Summer House/Garden Room



Front 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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