



THOMAS MURRAY
PROPERTY



63 The Avenue

Girvan

KA26 9DT



Rear Elevation



Living Room



Dining Room



Kitchen

63 The Avenue, Girvan

South facing, spacious, detached, 3 bedroom, 3 reception room house in a great location close to schools and only 15 minutes walk to the beach

The house stands in a large level plot which comprises wide drive

The house comprises

Entrance Porch

Entrance Vestibule

Hall with built in cupboards

Living Room with wide window to front

Sun Room

Dining Room with patio doors

Kitchen

Study

Bedroom 1

Bedroom 2

Shower room

Upstairs

Bedroom 3

En Suite wc &whb

Gas central heating. Double glazed

Attached garage

The house would benefit from routine modernisation but that said it has fantastic scope and is a really roomy family home in great surroundings

Viewing is highly recommended

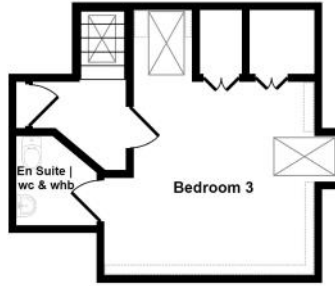
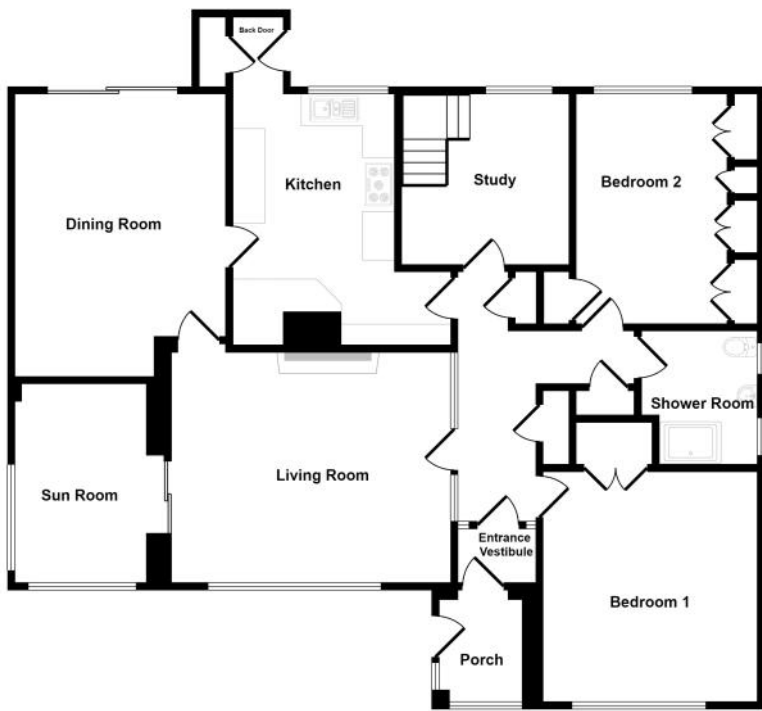
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Living Room



Sun Room



First Floor
Approx 26 sq m / 278 sq ft

Ground Floor
Approx 145 sq m / 1564 sq ft

| | |
|-------------|---|
| Living Room | 14'1" x 17'5" |
| Dining Room | 16'11" x 13'8" |
| Sun Room | 11'11" x 8'1" |
| Kitchen | 15'4" x 9'3" & 4'5" x 3'6" & 4'11" x 3'3" |
| Study | 10'5" x 10'4" reducing to 7'5" |
| Shower Room | 7'10" x 7'4" |
| Bedroom 1 | 14'1" x 13'5" |
| Bedroom 2 | 14'2" x 9'3" |
| Bedroom 3 | 12'5" x 11'1" reducing to 13' & 2'6" x 3'7" |
| Cloakroom | 4'11" x 5" |
| Garage | 18'1" x 10' |



Hall



Hall



Entrance Vestibule



Living Room



Dining Room



Kitchen



Sun Room



Study



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Study



Bedroom 3



Bedroom 3



En Suite WC & WHB



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

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, the house is situated toward the top end of the road on the left hand side opposite Girvan Academy.

General Comments

Home report available upon request.

Council Tax Band

E

Energy Efficiency Rating

D (56)

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.



Front



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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