



THOMAS MURRAY
PROPERTY



1 Ainslie Road
Girvan
KA26 0AY



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Living Room

I Ainslie Road, Girvan

Smartly presented 3 bedroom semi detached bungalow
situated about a minutes walk from the beach

The house is in a nice residential street offering easy access to schools and parks
In lovely decorative order throughout, the interior is light and spacious comprising

Entrance Vestibule

Hall

Living Room

Dining Kitchen

Bedroom 1

Bedroom 2

Shower Room

Rear Vestibule

Upstairs

Bedroom 3 with

En Suite Bathroom

Store/boxroom

Double glazed. Gas heating

Level garden with spaces front and back. Drive, garage and timber shed

Move in condition, viewing is essential

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



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Dining Kitchen



Living Room



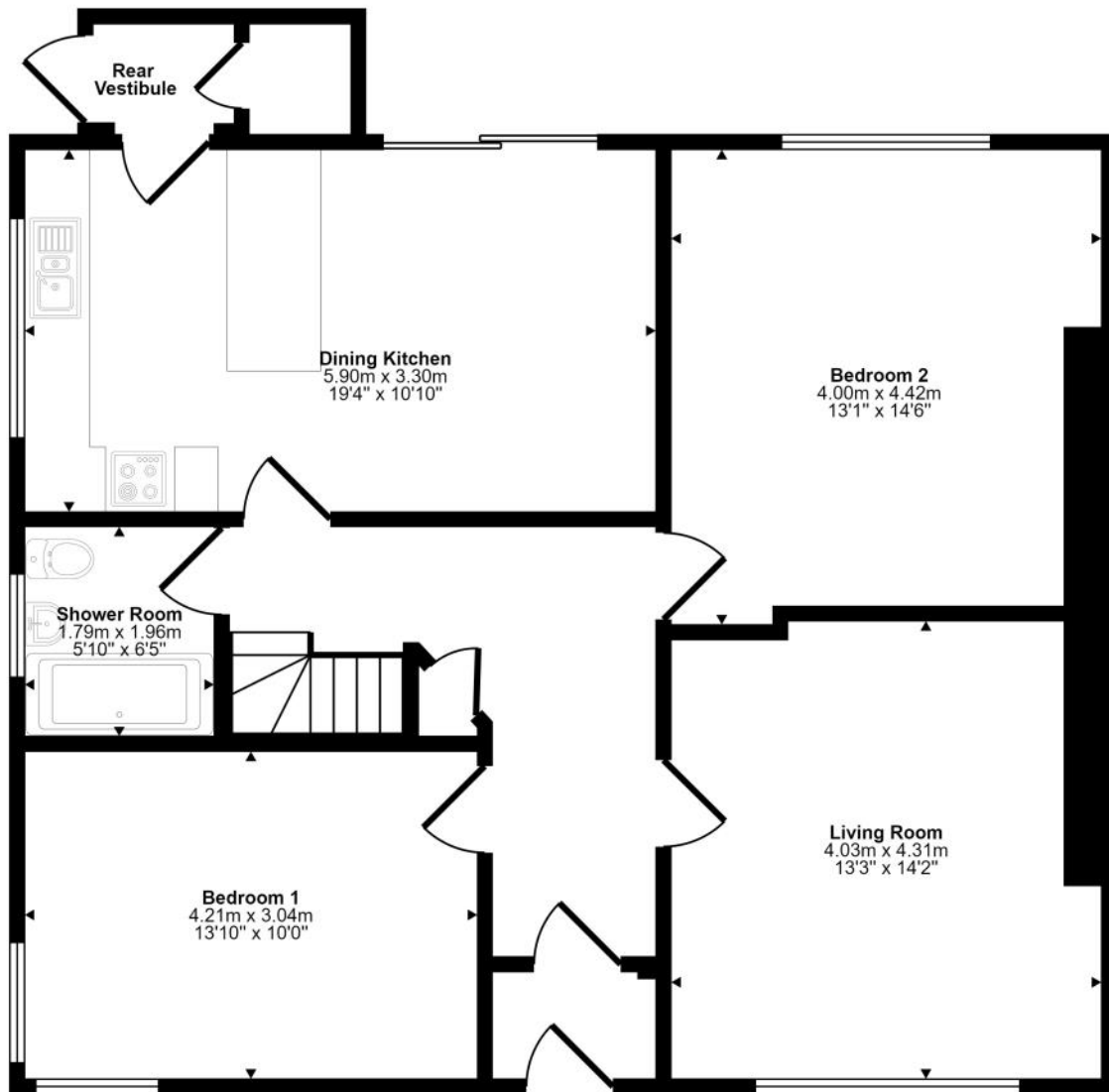
Dining Kitchen



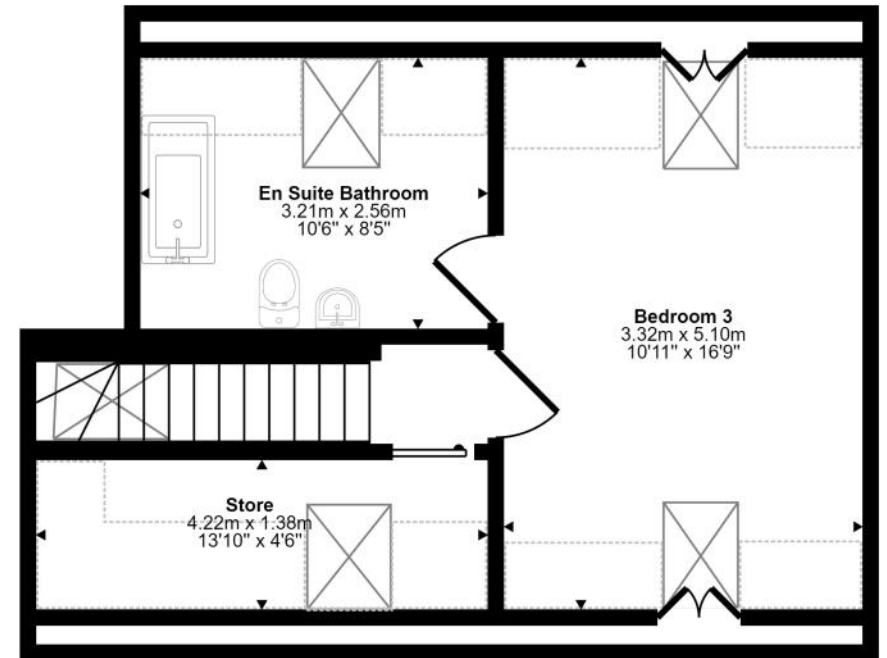
Dining Kitchen



Rear Vestibule



Ground Floor
Approx 90 sq m / 967 sq ft



First Floor
Approx 41 sq m / 445 sq ft



Entrance Vestibule



Hall



Hall



Hall



Shower Room



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Shower Room



Landing



Bedroom 3



En Suite



Bedroom 3



Bedroom 3



En Suite



View from Upstairs



Rear Elevation



Back Garden

Location

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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 third exit, straight ahead to Cauld Shore and then first left to Kirkwood Place. Proceed straight ahead to Ainslie Road where the house is the first house on the left.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (67)

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.



Front



Back



Back Garden



Front Elevation

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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