



THOMAS MURRAY  
PROPERTY



22 Chestnut Drive  
Girvan  
KA26 0DA



Living Room



Living Room



Kitchen



Living Room



Kitchen

## 22 Chestnut Drive, Girvan

Spacious, 3 bedroom end of terrace house with garden front and back

The house comprises

Hall with deep walk in cupboard and double glazed/uPVC front door

Large Living Room with space to dine

Rear Hall

Kitchen with integrated hob and oven

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom with electric shower over bath

Double glazed. Gas central heating

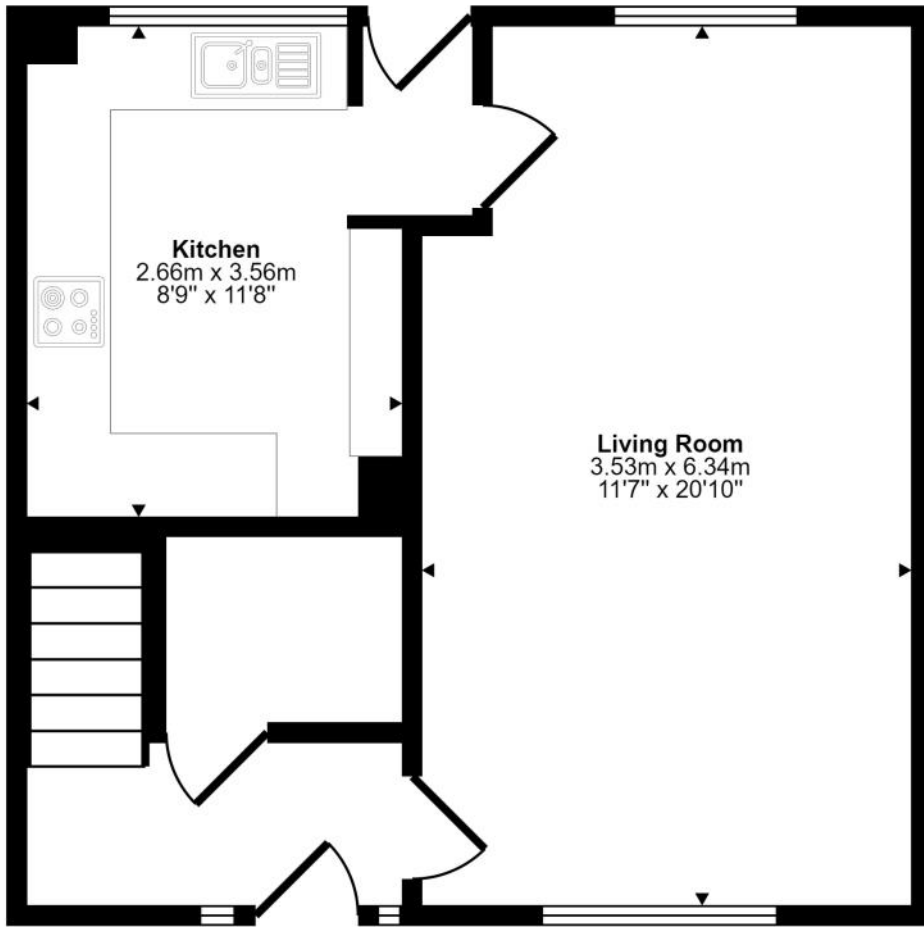
The front garden is laid in gravel. At the back the garden is bounded by timber fence and comprises a paved area and a timber deck

Schools and parks are readily accessible from the house and it's 10 minutes walk to the beach

Well worth viewing

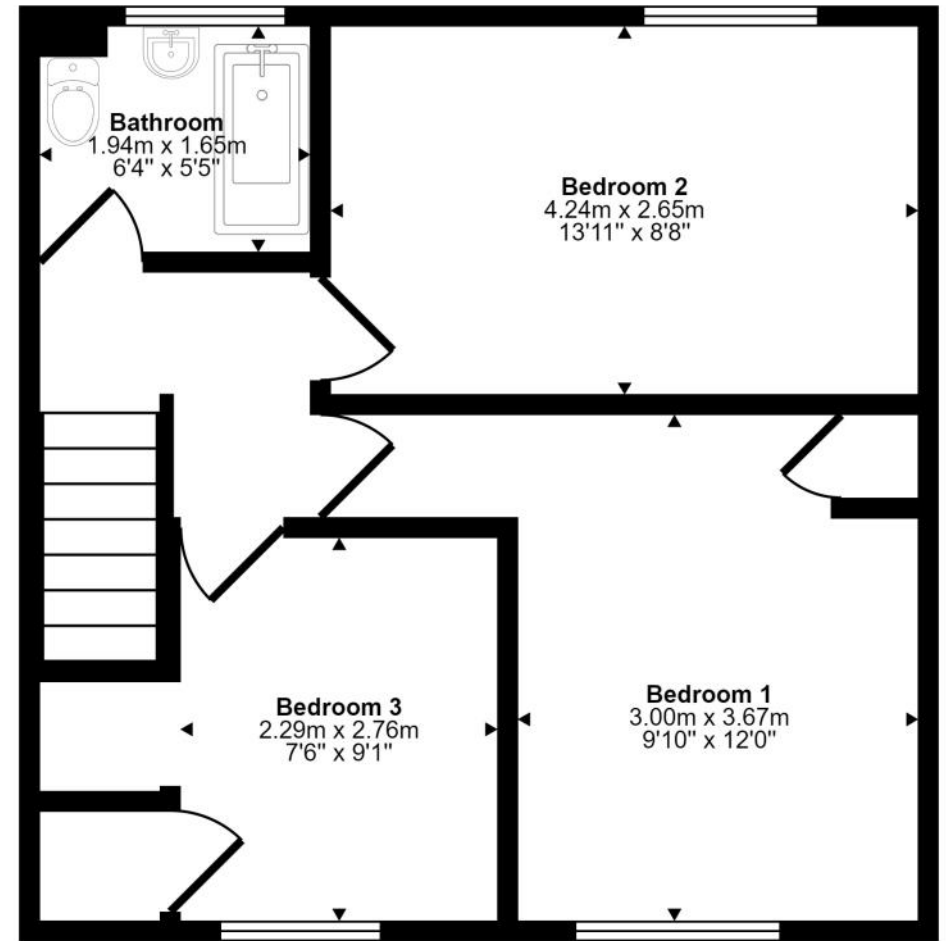
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway 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



Ground Floor

Approx 40 sq m / 435 sq ft



First Floor

Approx 41 sq m / 441 sq ft



Hall



Hall



Dining Space



Kitchen



Bathroom





Bedroom 1



Landing



Bedroom 1



Bedroom 1



Bathroom



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Rear Elevation



Back garden

### Directions

From Ayr on A77, to Girvan and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street. Proceed to end of street. Turn left, The Avenue and proceed ahead. Turn first right Queens Drive and then right to North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn left to South Park Avenue. Ahead and then right to Mote Hill Road and continue to end of road. At T junction turn right and then take second left, at the fire station into Chestnut Drive, proceed ahead into carpark area, the terraced row backs onto the carpark and the house is at the left hand end of the terrace row.

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C (74)

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)