



THOMAS MURRAY  
PROPERTY



4 Elder Avenue

Girvan

KA26 0DN



View from house



Living Room



Kitchen

## 4 Elder Avenue, Girvan



Living Room



Kitchen

End terrace, 3 bedroom house situated in a nice position and enjoying south east views over neighbouring houses toward surrounding hills and sea

The house is only 5 minutes walk from the beach

Comprises

Entrance Vestibule

Hall

Spacious Living Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Double Glazed and Gas Central Heating

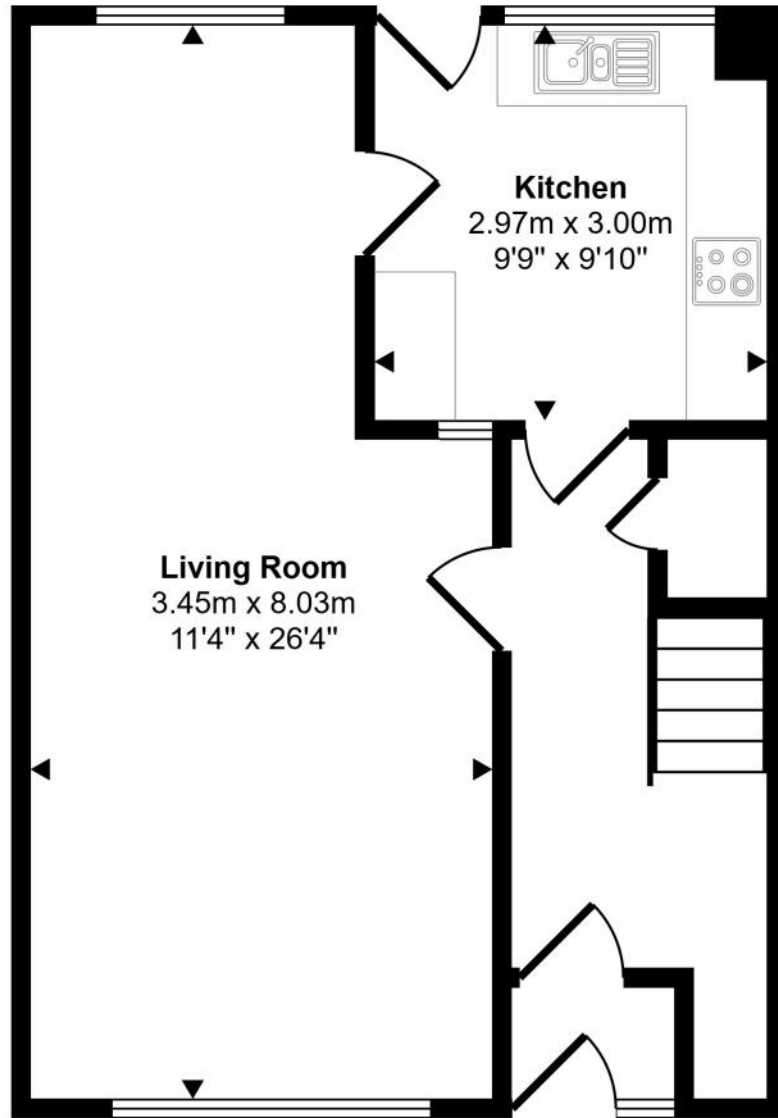
Garden front and back. Timber shed

The house does require some general upgrade but nevertheless it offers great potential

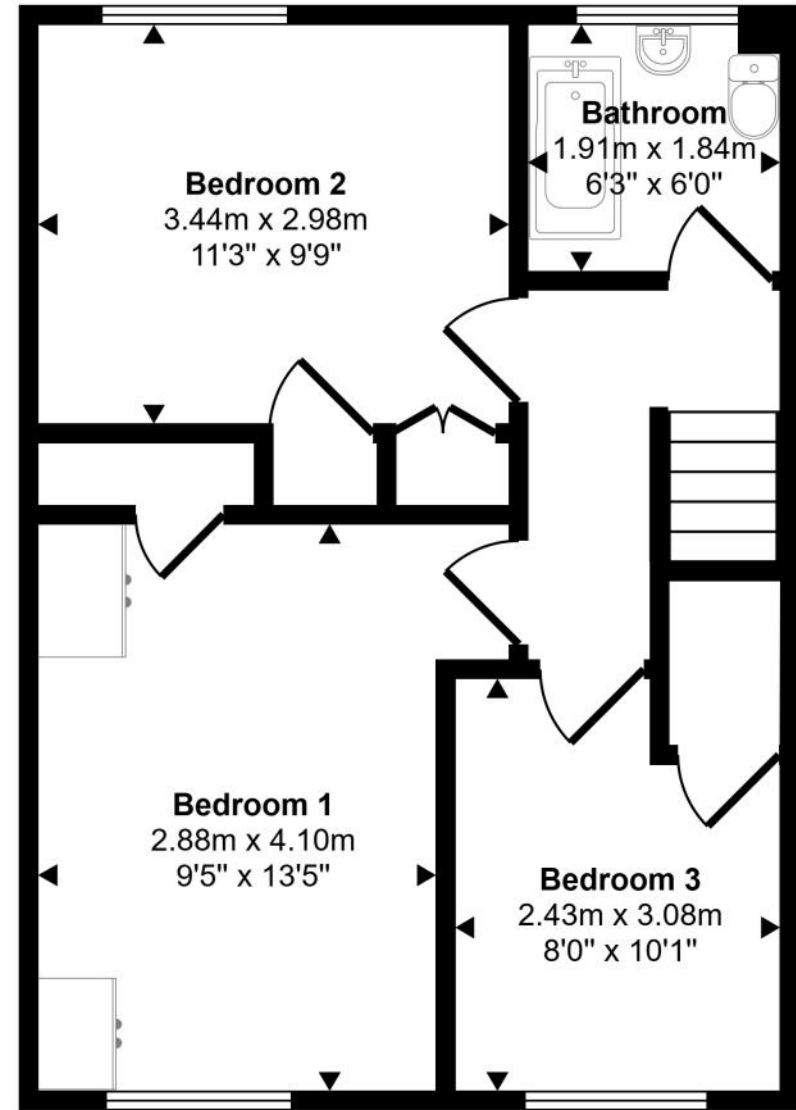
Viewing is recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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



First Floor



Entrance Vestibule



Hall



Hall



Living Room



Living Room



Landing



Landing



Bedroom 1





Bedroom 2



Bedroom 2



Bathroom



Bathroom



Bedroom 3



Bedroom 3



Bedroom 1



Back Garden



Back



Back

### Directions

On entering Girvan travelling from Ayr on A77 proceed ahead on Vicarton Street to the traffic lights at the town square/clock tower. Here proceed straight ahead, Dalrymple Street and continue ahead to Glendoune Street, at mini roundabout take first exit, proceed straight ahead. Turn second left, Elder Avenue. The house is a short distance along on the left hand side.

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C(73)

### 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



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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