



THOMAS MURRAY
PROPERTY

18 Anslie Road

Girvan

KA26 0AY



Front



View from House



View from House



Front



Living Room



Dining Room



Garden Room



Living Room



Dining Room

24 Ainslie Road, Girvan

Large 4 bedroom detached house, 50 yards from the beach and in a fantastic position on the sea front with stunning views toward Ailsa Craig, Arran and the Kintyre Peninsula

The house stands on a large plot which comprises wide drive, garage and established garden spaces to west and east sides of the house

The house was built circa late 1960s and is being sold for the first time since new

The spacious interior comprises

Entrance Vestibule

Hall

Living Room

Dining Room

Garden Room from where to enjoy the superb sea views

Study

Cloak Room with wc and whb

Kitchen

Side Vestibule

Utility Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

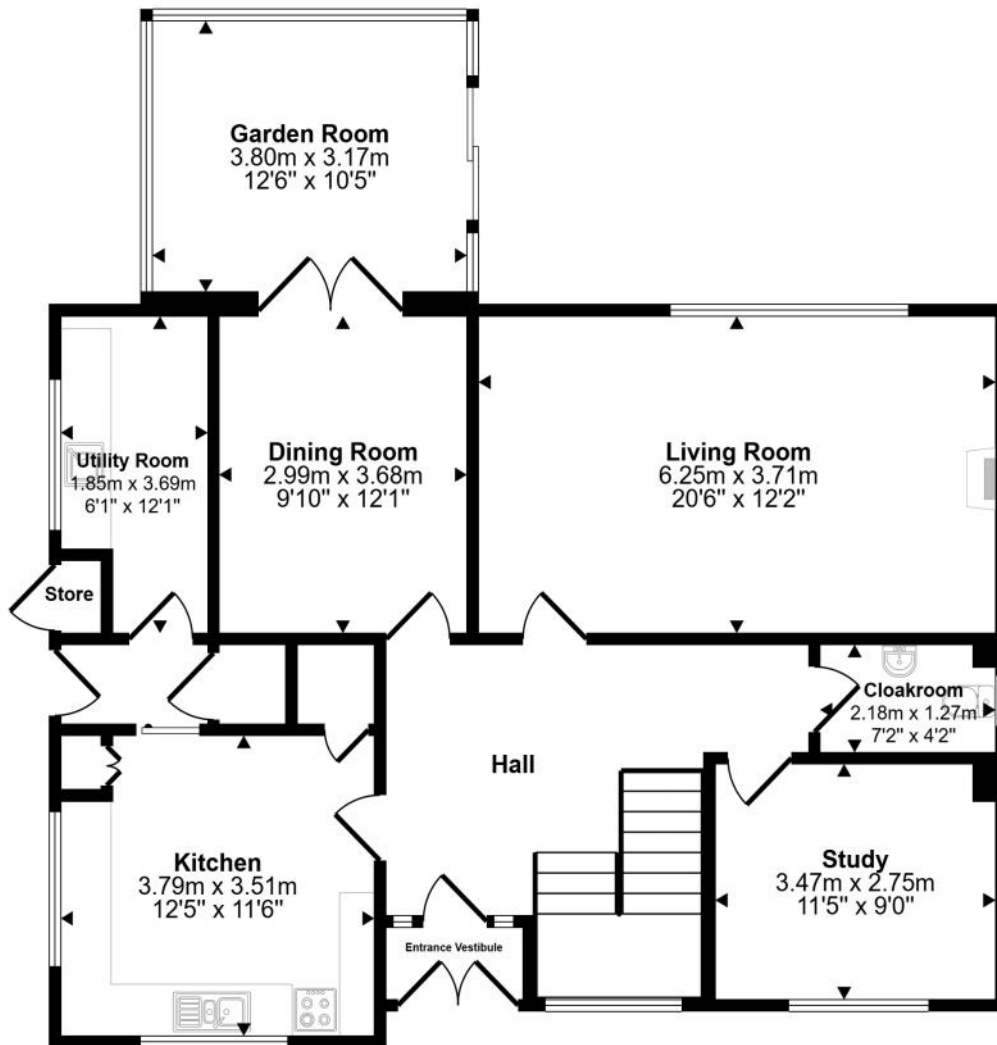
Double glazed. Gas central heating

The garage, 18' x 15'11" has electrically operated main door

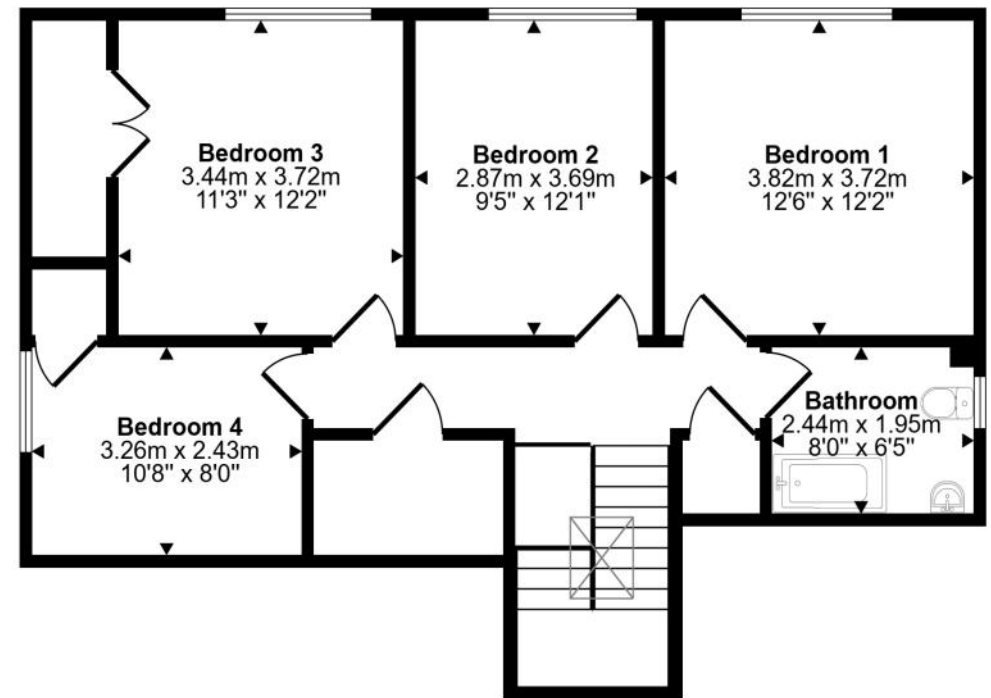
The house does require some general improvement but it has fantastic potential

A wonderful home in lovely setting

Approx Gross Internal Area
178 sq m / 1919 sq ft



Ground Floor
Approx 105 sq m / 1132 sq ft



First Floor
Approx 73 sq m / 787 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garden Room



Living Room



Kitchen



Kitchen



Hall



Hall



Study



Study



Hall



Living Room



Cloak Room



Stair well



Bedroom 1



Bedroom 1



Landing



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



Bathroom



Back



Front

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. 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 second exit, straight ahead to Bennane Road. Turn first right Rajput Drive and junction turn left. The house is a short distance along on the right.

General Comments

Home report available upon request.

Council Tax Band

F

Energy Efficiency Rating

E47

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.



Garden



Garden



Garden



Drive



Garden



Garden



Drive & Garage



Sunset

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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