



THOMAS MURRAY  
PROPERTY



50 Anslie Road

Girvan

KA26 0AY





Living Room





Kitchen





Sitting Room

## 50 Anslie Road, Girvan

Detached 3 bedroom bungalow situated in a nice cul de sac location on the edge of town in attractive residential area

The house is only 7 minutes walk to the beach

Schools, shops, parks and railway station are all easily accessible

The house comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Kitchen

Utility Room

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Double glazed. Gas central heating

Wide, mono block drive

Large back garden

The house does require some upgrading, but its spacious home with lots of potential

Viewing is advised

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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.

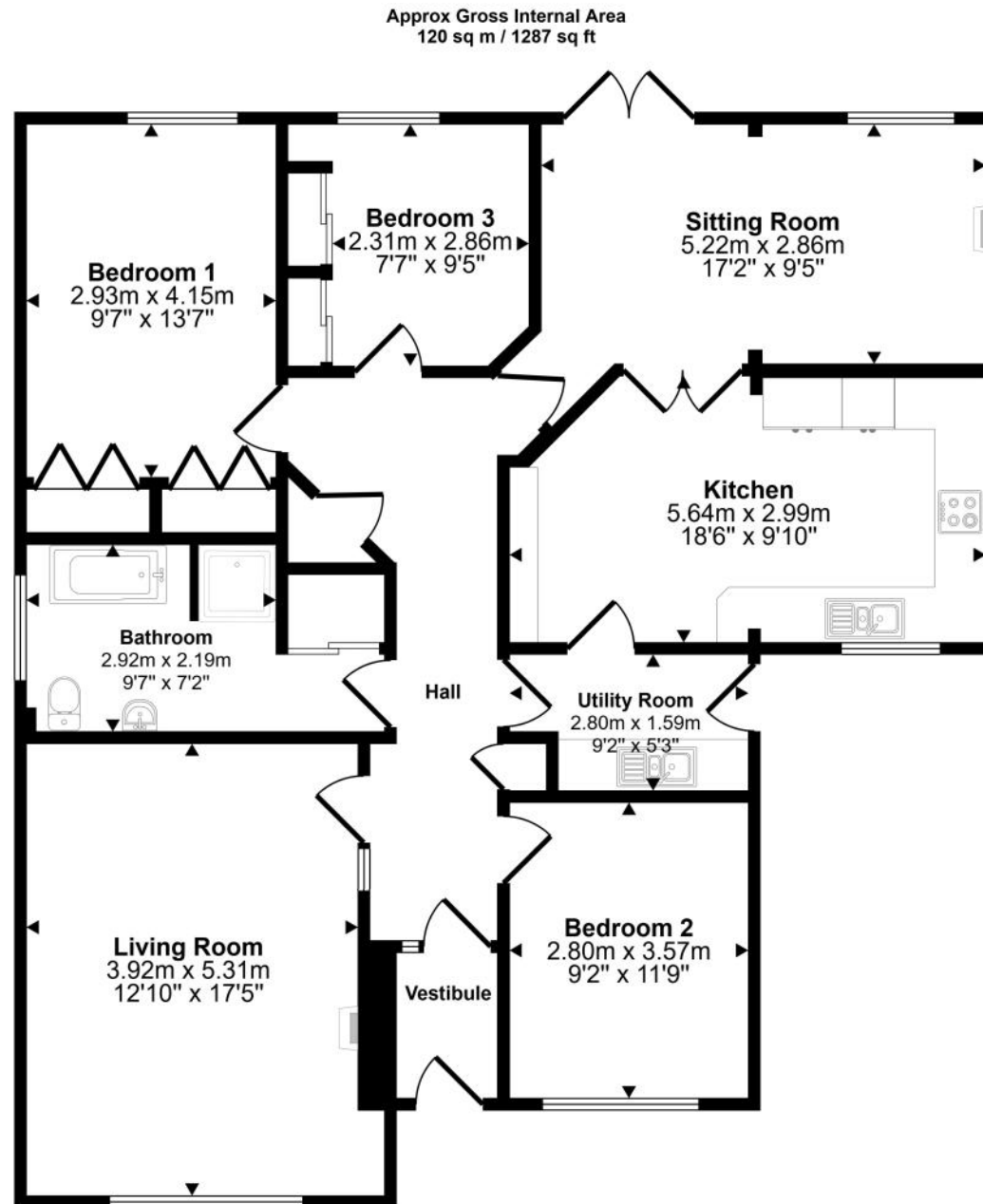
Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles



Living Room



Kitchen



Floorplan

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.





Sitting Room



Sitting Room



Living Room



Kitchen





Vestibule



Hall



Hall



Utility Room





Bathroom





Bedroom 1



Bedroom 1



Bedroom 3



Bedroom 3





Bedroom 2



Bedroom 2



Side



Back





Front



Back

### 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. Proceed ahead and veer left into the cul de sac where the house is situated on the right hand side

### General Comments

Home report available upon request.

### Council Tax Band

Band E

### Energy Efficiency Rating

C69

### 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



Back



Back



Front





View from back 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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