



THOMAS MURRAY
PROPERTY



33 Louisa Drive

Girvan

KA26 9AH



Front



View



View



Living Room



Sitting Room



Snug



Dining Room



Kitchen



Living Room



Sitting Room

33 Louisa Drive, Girvan

Impressive 6 bedroom house in a fabulous sea front location only a few yards from the beach and with views toward Ailsa Craig, Arran and along the Ayrshire Coast

This large house was built circa early 1900s and retains many period features

The house comprises

Entrance Vestibule

Wide Hall

Living Room

Dining Room

Shower Room

Kitchen

Utility Room

First Floor

Sitting Room

Snug

2 Bedrooms, Bathroom and Shower Room

Second Floor

4 Bedrooms and Shower Room

Double glazed and gas central heating

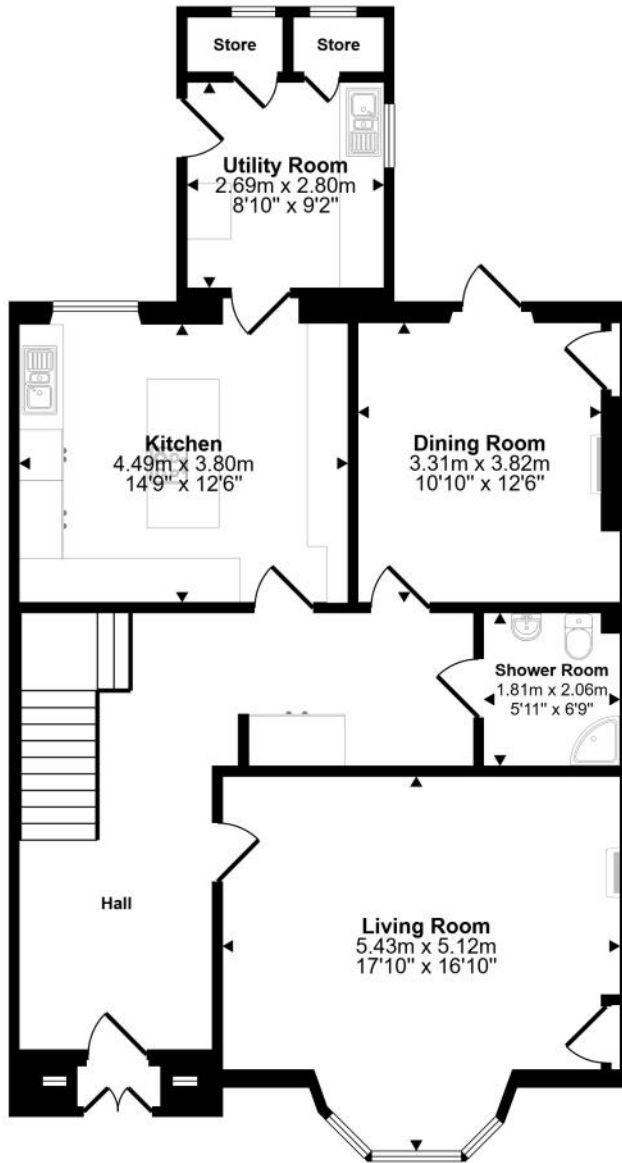
Walled garden at rear with timber cabin and two garages

The house is in a lovely locality, part of the towns Conservation Area. Schools, parks, shops and the railway station are all easily accessible

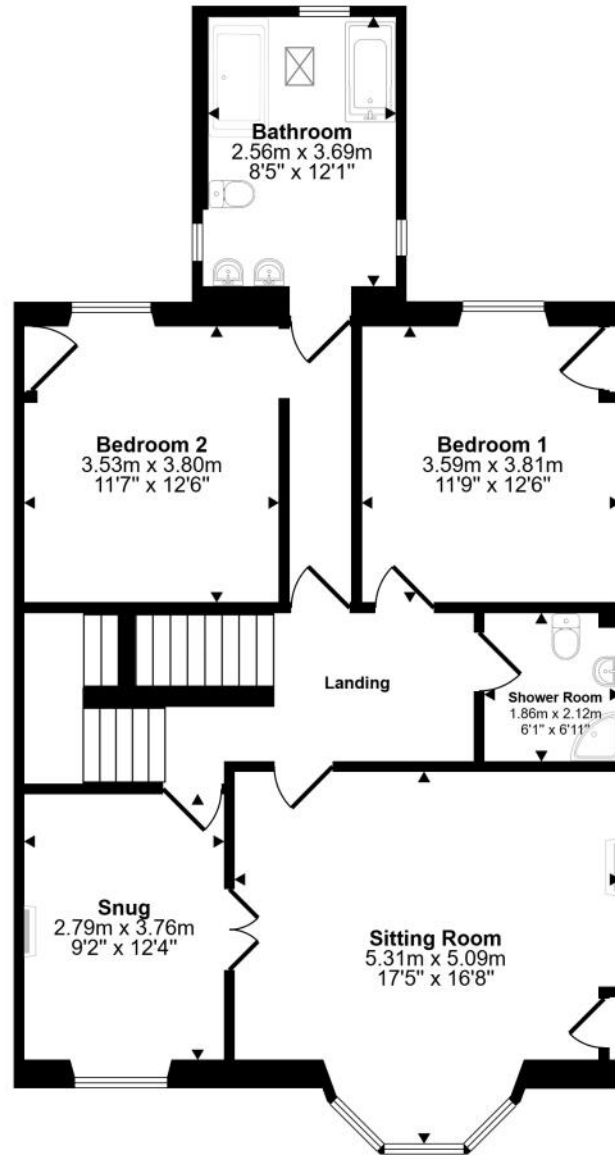
This is a beautifully proportioned residence well maintained with original features of character and quality in great surroundings

Viewing is essential

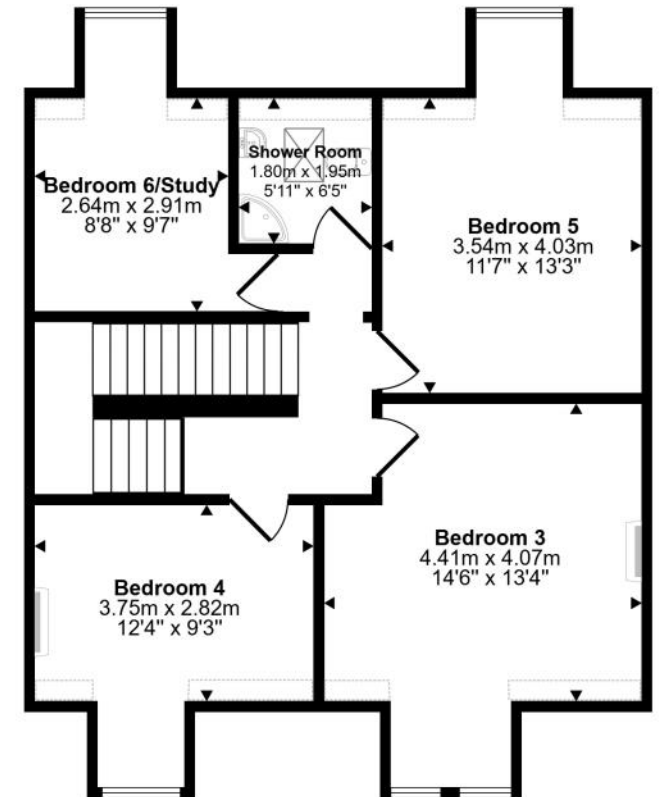
Approx Gross Internal Area
273 sq m / 2934 sq ft



Ground Floor
Approx 99 sq m / 1067 sq ft



First Floor
Approx 99 sq m / 1063 sq ft



Second Floor
Approx 75 sq m / 804 sq ft

Denotes head height below 1.5m

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.



Hall



Hall



Living Room



Dining Room



Hall



Hall



Kitchen



Kitchen



Snug



Snug



Sitting Room



Sitting Room



Shower Room



Shower Room



Dining Room



Living Room



Fire place in Living Room



Kitchen



Utility Room



Utility Room



First Floor Landing



First Floor Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Bathroom



Stairwell



Bathroom



Shower Room



Shower Room



Stairwell to Second Floor



Second Floor Landing



Stairwell



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bedroom 5



Bedroom 5



Bedroom 6



Bedroom 6



Shower Room



Shower Room



Front Garden



Front Garden



Back



Back Garden

Location

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 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 from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street to mini roundabout at harbour. Proceed straight ahead and at give way continue ahead again. Turn left to Louisa Drive and proceed ahead where the house is situated toward the end of the street.

General Comments

Home Report available upon request.

Council Tax Band

F

Energy Efficiency Rating

D61

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.



Back Garden



Back Garden



Entrance from Louisa Drive



Front Door



View from Back Bedrooms



View front across park toward Arran

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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