



9 The Avenue
Girvan
KA26 9DS



9 The Avenue, Girvan

This is an end of terrace 2 bedroom house about 10 minutes walk from the beach and really convenient for easy access to shops, schools, ASDA and railway station

The house is in the towns Conservation Area

The house is in poor condition and requires extensive repair and modernisation.
Sold as seen

The house comprises

Entrance Vestibule

Hall

Living Room

Sitting Room

Kitchen

Bedroom 3

Upstairs

Bedroom 1

Bedroom 2

Box Room

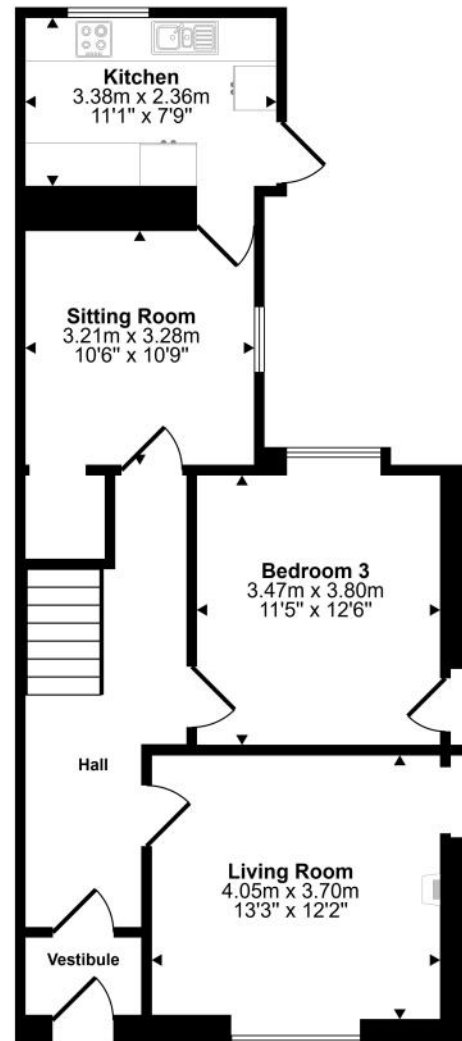
Bathroom

Small garden area at back

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


Approx Gross Internal Area
123 sq m / 1324 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft



First Floor
Approx 55 sq m / 591 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.













Directions

Travelling to Girvan from Ayr. Proceed ahead into town on A77. Pass across the pedestrian crossing opposite ASDA and take first left Montgomerie Street. Continue ahead to the end of the street and turn left to The Avenue. Proceed ahead where the house is a short distance along on the left hands side. Parking is on street.

General Comments

Home report available upon request.

The house is in poor condition. Heating system is untested as is the electric installation. Sold as seen.

Council Tax Band

D

Energy Efficiency Rating

D67



To view contact



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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.

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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