



17 Edmiston Drive

Girvan

KA26 0AP



View from house



View from house



Living Room



Kitchen



Dining Area



Living Room



Kitchen

17 Edmiston Drive, Girvan

Standing about 20 meters from the beach
this is an attractive, well presented 3 bedroom semi detached house

The house enjoys fabulous sea views and along the coast and toward Ailsa Craig and Arran

Garden front and back together with drive and garage

The house is in good decorative order, is double glazed and has gas central heating

The interior comprises

Entrance Porch

Hall

Living Room with Dining Area

Kitchen with integrated appliances

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

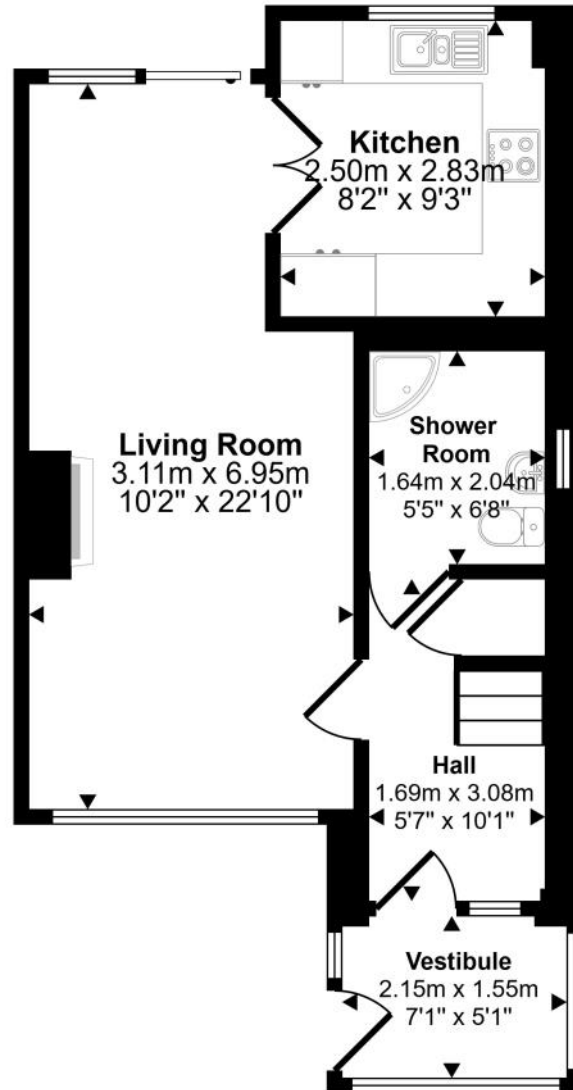
Schools, shops and parks are readily accessible from this great location

Prime sea front situation, 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 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

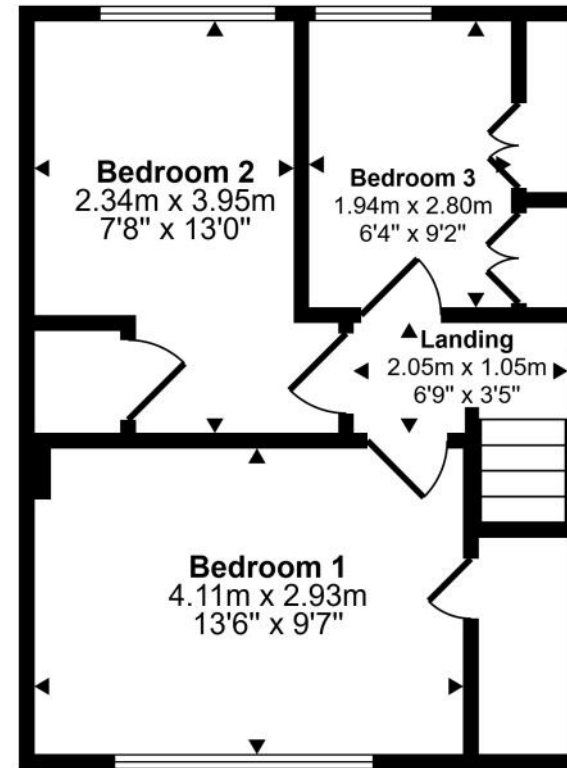
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor

Approx 43 sq m / 461 sq ft



First Floor

Approx 36 sq m / 382 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.



Living Room

Dining Area

Kitchen

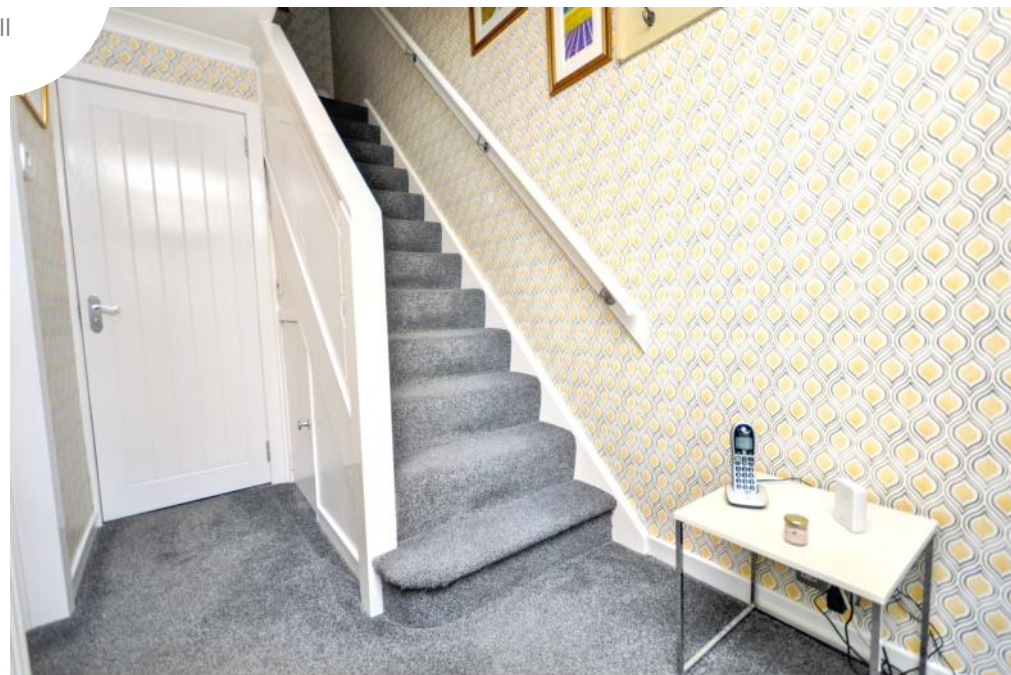




Entrance Porch

&

Hall





Shower Room



Bedroom 1



Bedroom 2



Bedroom 3



Landing

Bedroom 1

Bedroom 2





Back



Back Garden

Directions

Travelling to Girvan from Ayr on A77. Proceed to traffic lights at town square/clock tower. Here turn left, Knockcushan Street. Continue ahead to mini roundabout at harbour side. Take 1st exit left and proceed ahead on Henrietta. Passing Stair Park take next right, George Street. At T junction on sea front turn left and continue along. The house is on the left hand side.

General Comments

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

D64

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
&
Front





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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