



THOMAS MURRAY
PROPERTY

4 Louisa Drive

Girvan

KA26 9AH



View from Living Room



View from Living Room



Living Room



Kitchen



Living Room



Kitchen

4 Louisa Drive, Girvan

Fabulous 2 bedroom cottage a few yards from the beach and with stunning sea view

This end terrace cottage has been totally renovated from top to bottom. The stylish interior is bright and spacious and exceptionally well appointed

Everything in the interior is new | kitchen, bathroom, oak doors, plaster work, floor coverings.

The cottage has been re wired and has a new central heating system.

The exterior has been re rendered, there are new front and back double glazed doors and windows

The cottage is deceptively roomy comprising

Hall

Upstairs Living Room

Bedroom 1

Bedroom 2

Kitchen with integrated appliances

Bathroom

Gas central heating. Double glazing.

Sheltered and private paved courtyard

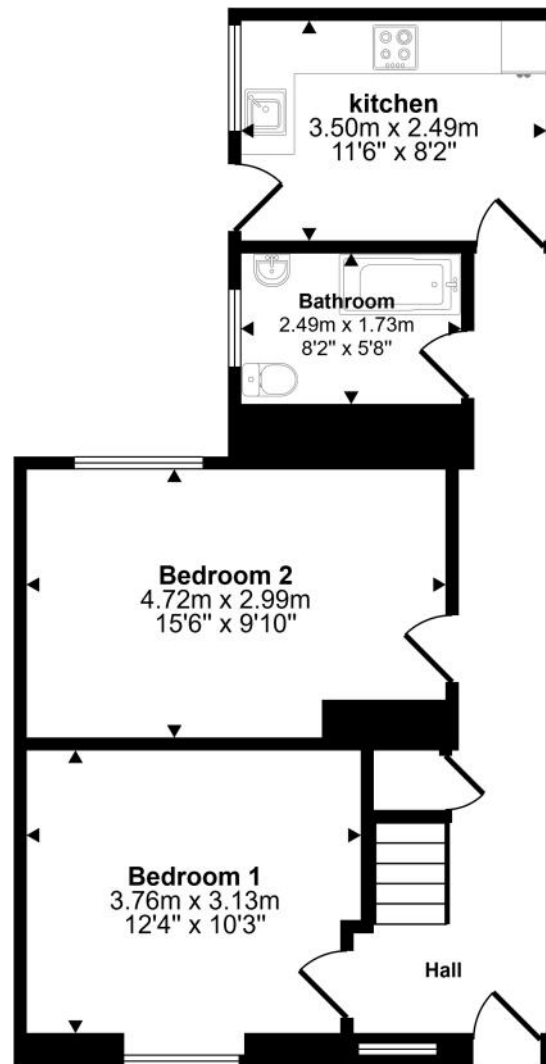
The cottage, which is in the town's Conservation area, overlooks the boating lake and is next door to the harbour. This is a great location for easy access to the parks, shops, schools and railway station

The cottage is turn key and viewing is absolutely essential

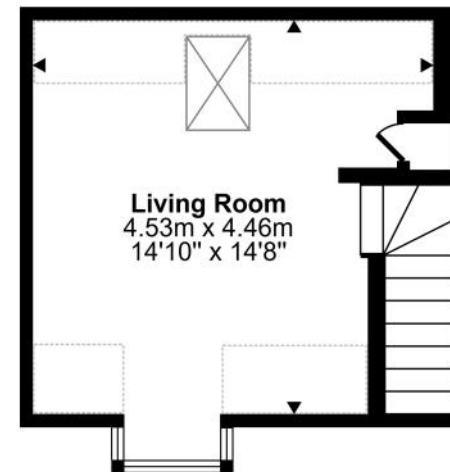
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; 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
77 sq m / 829 sq ft



Ground Floor
Approx 55 sq m / 596 sq ft



First Floor
Approx 22 sq m / 233 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
Living Room
Kitchen





Bedroom 1



Bedroom 2



Bathroom



Bedroom 1

Bedroom 2

Bathroom





Courtyard



Front

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, turn left, Lousia Drive and the cottage is a short distance along on the left hand side

General Comments

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

C (79)

To view contact



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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.

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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