



THOMAS MURRAY
PROPERTY



1 Elder Avenue

Girvan

KA26 0DN



View



Living Room



Kitchen



Living Room



Kitchen

I Elder Avenue, Girvan

Enjoying a lovely outlook toward the hills this is a south facing detached 3 bedroom house

The house is only 5 minutes walk to the beach

Front and back gardens, drive and detached garage

The house comprises

Entrance Vestibule

Hall

Living Room

Dining Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Older Double glazing. Gas central heating

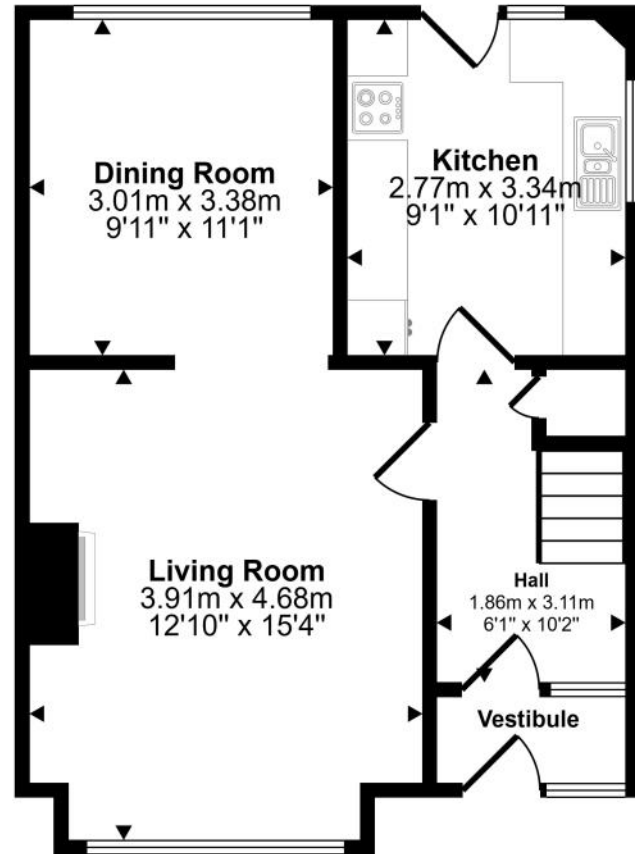
The house is in need of improvement. It has fantastic scope and potential

Great location, viewing is recommended

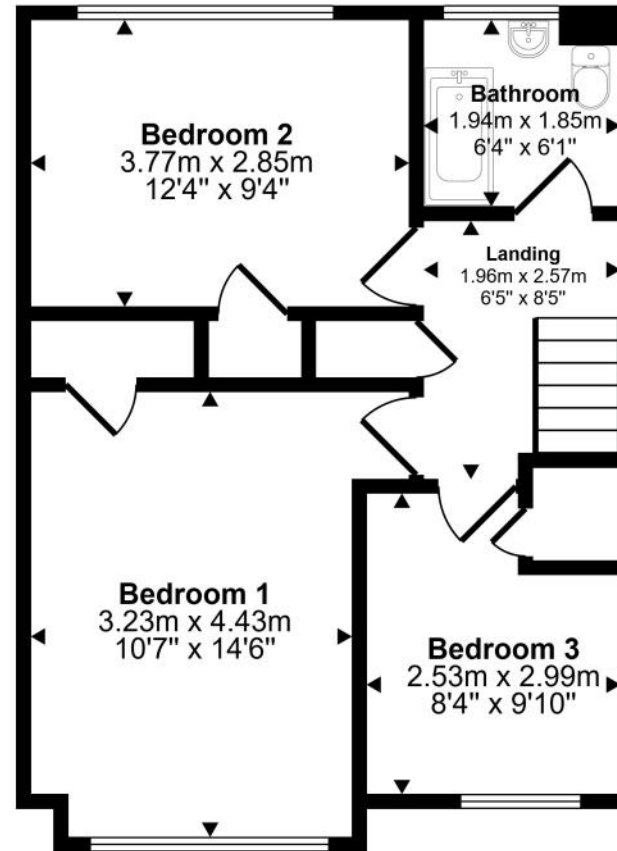
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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

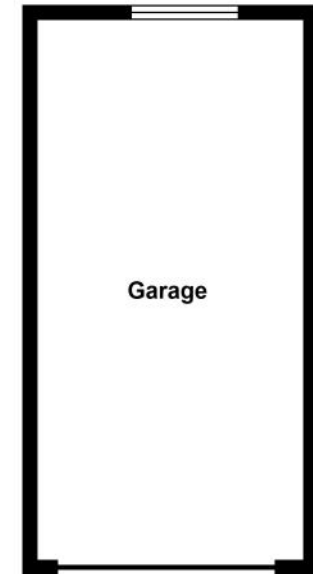
Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 47 sq m / 502 sq ft



Garage
Approx 14 sq m / 153 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.



Dining Room

Living Room

Kitchen





Hall
&
Landing





Bedroom 1

&

Bedroom 2





Bedroom 3
&
Bathroom





Back



Back

Directions

On entering Girvan travelling from Ayr on A77 proceed ahead on Vicarton Street to the traffic lights at the town square/clock tower. Here proceed straight ahead, Dalrymple Street and continue ahead to Glendoune Street, at mini roundabout take first exit, proceed straight ahead. Turn second left, Elder Avenue. The house is first house on left hand side.

General Comments

Home report available upon request.

The house is sold as seen.

Council Tax Band

D

Energy Efficiency Rating

E (50)

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.



Front



Front 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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