



8 Ainslie Road

8 Ainslie Road

Girvan

KA26 0AY







Living Room



Dining Room



Kitchen



Living Room



Dining Room

8 Ainslie Road, Girvan

Large 5 Bedroom Detached Seafront Home

This substantial five-bedroom detached house occupies a prime seafront position, located just 50 yards from the beach, with stunning open views across the Firth of Clyde towards Ailsa Craig, Arran, and the Kintyre Peninsula

Set within a level garden, mainly laid to lawn, the property also benefits from a private driveway and attached garage

The spacious interior provides flexible living accommodation and comprises:

Entrance vestibule

Welcoming hall

Living room, we understand that under the carpet is a hardwood floor

Dining room

Kitchen

Utility room with shower

Five bedrooms, one of which is currently used as an additional reception room

Shower room

Separate WC with wash-hand basin

Substantial attic space with potential for development

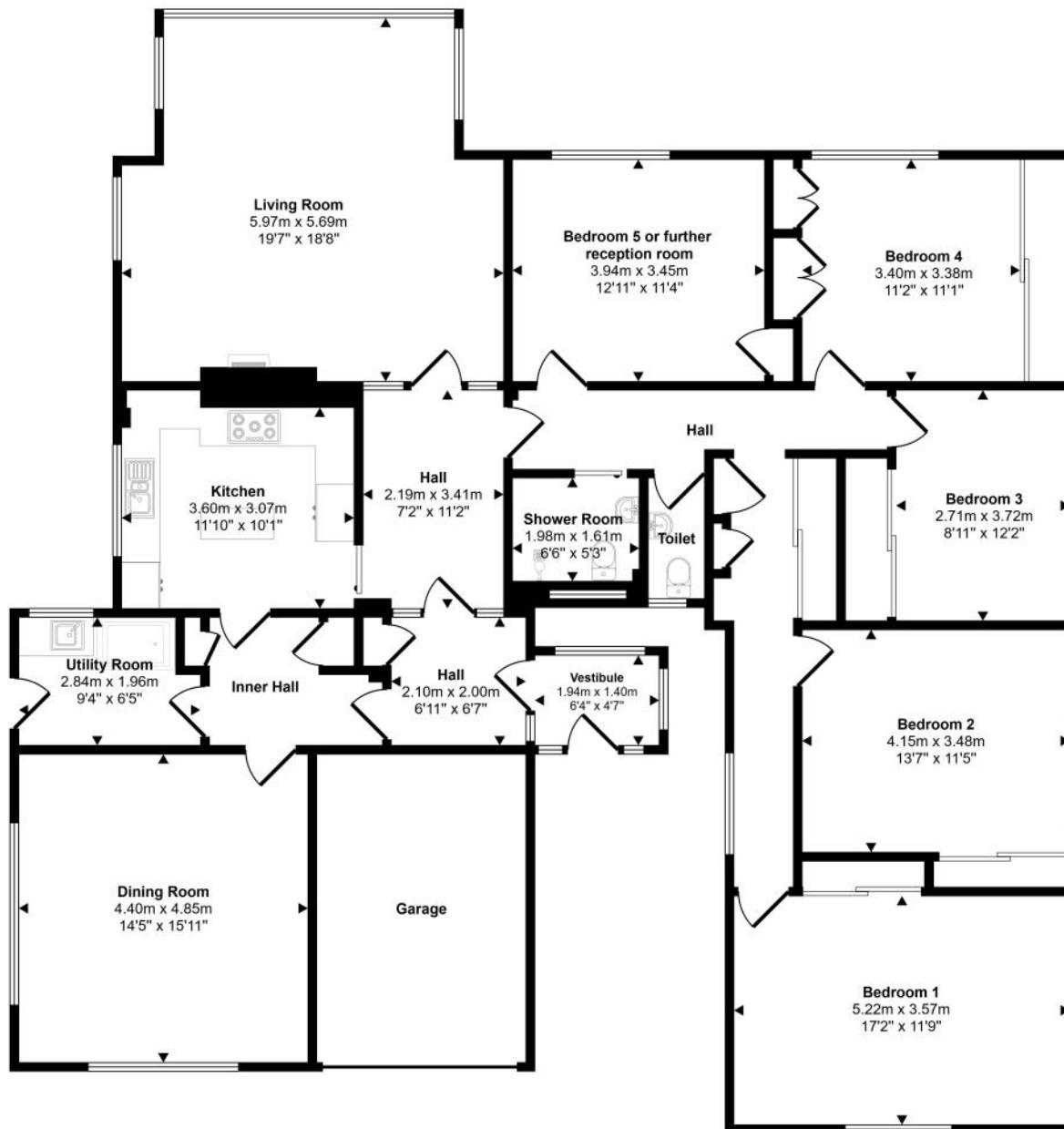
The property further benefits from double glazing and gas central heating.

While the house would benefit from general up dating, it offers excellent proportions, a rare seafront location, and outstanding potential to create a truly exceptional family home.

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area
215 sq m / 2312 sq ft



Floorplan

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
Kitchen
&
Living Room



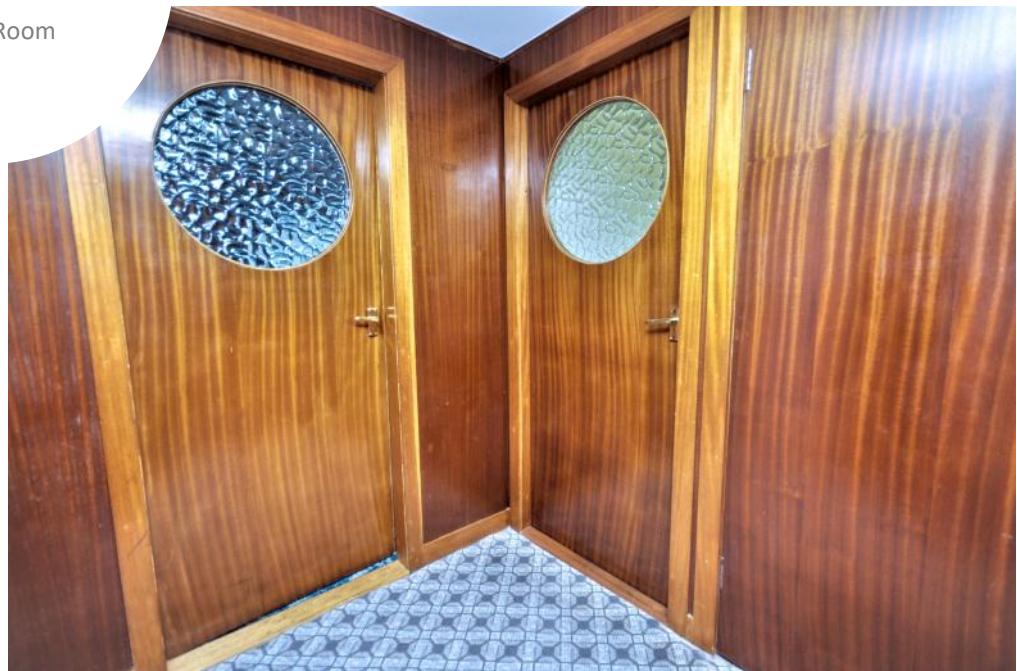


Dining Room

Kitchen

Inner Hall

Utility Room





Bedroom 1

&

Bedroom 2





Bedroom 3

&

Bedroom 4





Bedroom 5/or
Further Reception Rm
&
Shower Room





Seaward Side



From Ainslie Road

Directions

Travelling to Girvan from Ayr. Approach town on A77. Continue ahead to traffic lights at town square/clock tower and here turn right. Proceed ahead to mini roundabout at harbour and here take first exit left, Henrietta Street. Continue head on Henrietta Street/Kirkpatrick Street to mini roundabout and take second exit, straight ahead to Bennane Road. Turn first right Rajput Drive and junction turn left. The house is a little further along on the left hand side

General Comments

Home report available upon request

Any development of the attic would be subject to obtaining the appropriate consent from the Local Authority

Council Tax Band

Band F

Energy Efficiency Rating

TBC

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.





8 Ainslie Road



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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