



THOMAS MURRAY  
PROPERTY



22 Birch Terrace  
Girvan  
KA26 0DB



Living Room



Kitchen



Dining Room



Living Room



Kitchen

## 22 Birch Terrace, Girvan

### Beautifully Presented 3-Bedroom End-Terrace House

This stunning three-bedroom end-terrace house is beautifully presented throughout and is in true move-in condition. With an attractive interior, spacious layout, and excellent outdoor space, this home will appeal to a wide range of buyers.

The accommodation is in good decorative order and comprises

A welcoming hall with a double-glazed composite front door

A bright and comfortable living room

A stylish modern kitchen.

The dining room features French doors opening directly onto the decking

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Modern family bathroom

Externally, the property benefits from garden areas to both the front and rear. The rear garden is particularly impressive, featuring composite decking and a timber summer house with light and power

Gas central heating and a combination of double and single glazing.

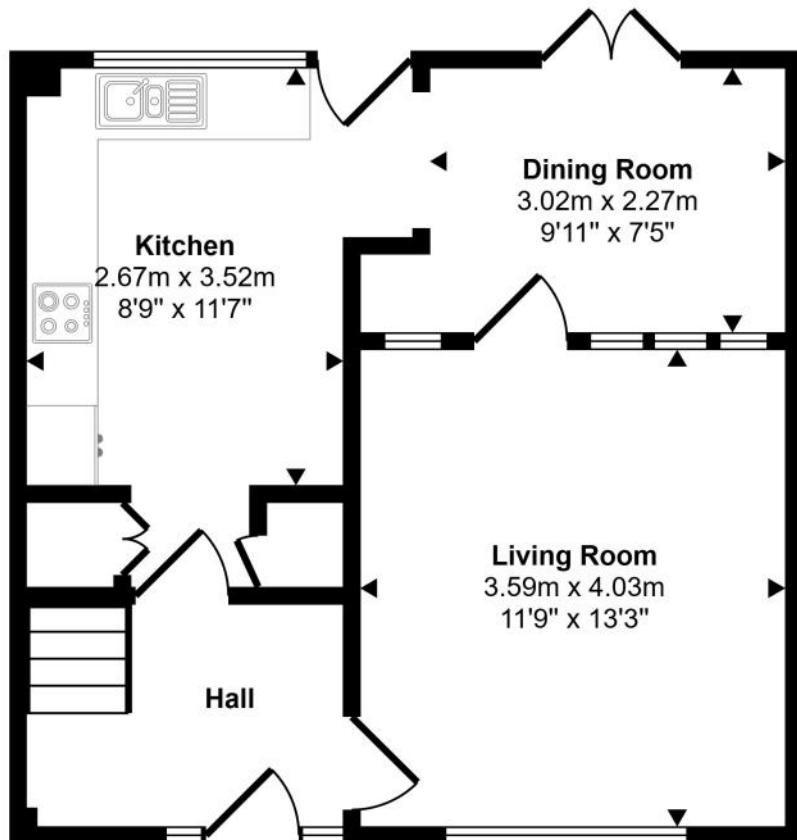
Ideally located, the property is just a 10-minute walk from Girvan beach, with schools, parks, and local shops all readily accessible.

A truly stunning home — early viewing is highly recommended

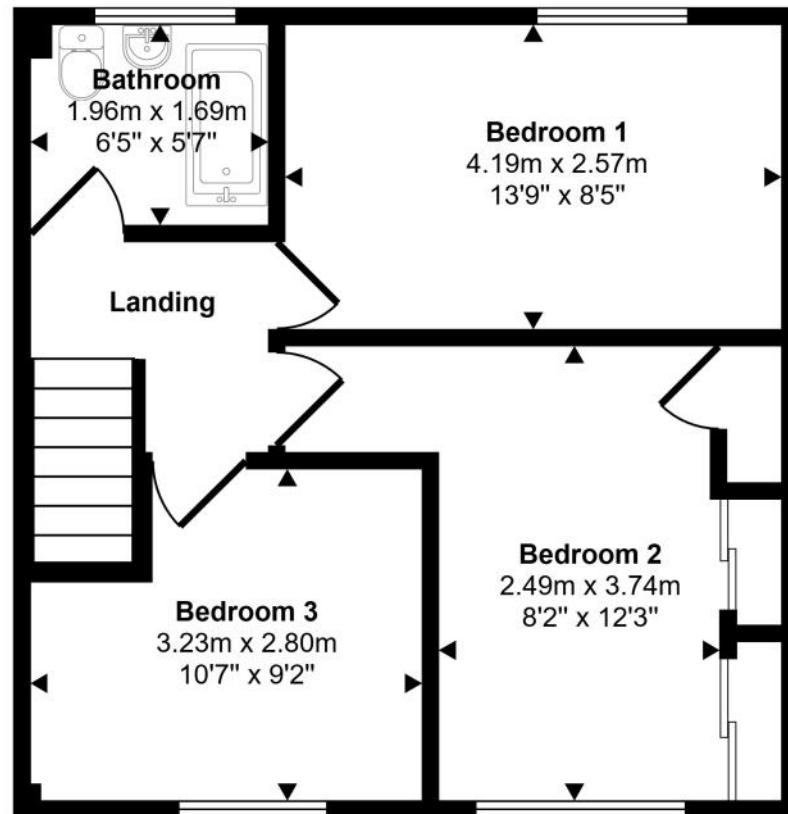
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections 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  
83 sq m / 891 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft



First Floor  
Approx 42 sq m / 447 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 Rm

Kitchen

Living Rm

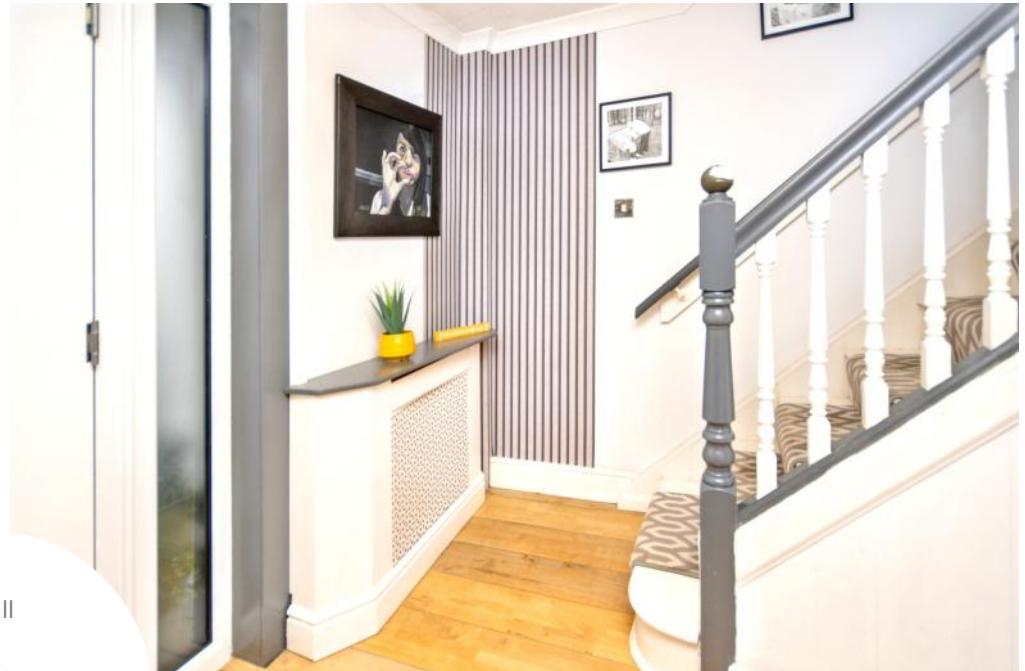
Dining Rm





Hall  
&  
Bathroom





Hall  
&  
Landing





Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1

&

Bedroom 2





Outlook from front of house



Back



Deck

## Directions

Travelling to Girvan from Ayr. Proceed ahead on Vicarton Street and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street. Continue ahead and at the end of this street turn left, The Avenue. Proceed ahead to the top of The Avenue and T junction turn right Coalpots Road. Continue ahead for about 0.5 miles and turn right Piedmont Road. The house is situated a short distance along on the left hand side

## General Comments

Home report available upon request.

## Council Tax Band

Band B

## Energy Efficiency Rating

C73

## To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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.



Summer House



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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