



THOMAS MURRAY
PROPERTY



10 Doune Street

Girvan

KA26 0AE



The house and garden



Surroundings



Surroundings



Front



Back

10 Doune Street, Girvan

Charming Detached south facing 2 bedroom bungalow just moments from the Beach

Situated only a minute's walk from Girvan's beautiful sandy beach, this well cared for bungalow enjoys an enviable location with generous garden grounds, driveway, and garage. The house provides accommodation all on the level comprising |

- Entrance Vestibule
- Hall
- Living Room with bay window
- Dining Room
- Kitchen
- Back Porch
- 2 Bedrooms
- Spacious Bathroom

A floored and lined attic provides excellent additional storage and potential

The home is nicely presented throughout is double glazed and has gas central heating. While some elements reflect its original vintage character, the property offers wonderful scope for modernisation and personalisation, making it an ideal opportunity for buyers seeking a home with both charm and potential.

The bungalow stands within a large, level garden — perfect for gardening enthusiasts, families, or simply enjoying the coastal sunshine. The driveway and garage provide convenient off-street parking.

To fully appreciate this tidy property and its superb coastal setting, early viewing is highly recommended.



Living Room

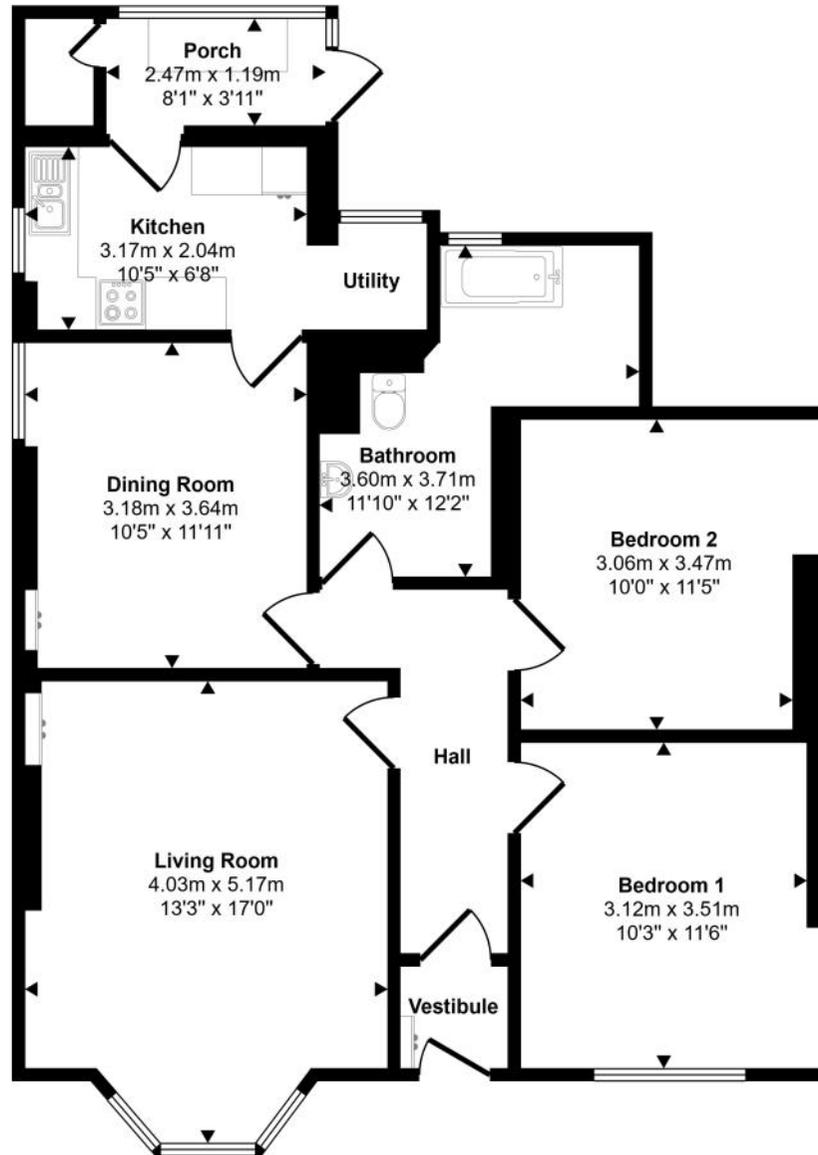


Dining Room



Kitchen

Approx Gross Internal Area
87 sq m / 938 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



Hall



Living Room



Dining Room



Kitchen



Kitchen



Porch



Porch



Bedroom 1



Bedroom 2



Bathroom



Living room



Dining room



Bathroom



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Garden



Garden

Location

Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and state-of-the-art gym. The town offers a variety of retailers, along with an ASDA supermarket. Recreational facilities include an 18-hole golf course, an attractive seafront and harbour, and excellent coastal walks. Girvan railway station provides regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses are close at hand, as is Culzean Castle and Country Park.

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

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 Street. Passing Stair Park. Right turn into Doune Street. The house is a short distance along on the right hand side

General Comments

Home report available upon request.

Council Tax Band

Band E

Energy Efficiency Rating

D (67)

To view contact



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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.



Surroundings



Surroundings

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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