



3 Knockavalley Cottages  
Golf Course Road  
Girvan



Back



Garden



Living Room



Kitchen



Kitchen



Living Room



Living Room



Kitchen

### 3 Knockavally Cottages, Golf Course Road, Girvan

Situated in delightful rural surroundings on the edge of Girvan, and just 50 yards from the golf course, this attractive semi-detached cottage enjoys a lovely setting with open aspects to farmland.

The property sits within a beautifully maintained garden comprising a well-kept lawn, a wide gravel driveway providing ample parking for at least three cars, and a large patio area—ideal for outdoor dining and relaxing.

Internally, the home is bright, airy, and presented in good decorative condition throughout. The accommodation is arranged all on one level and comprises:

- Entrance vestibule
- Hall
- Spacious living room
- Kitchen with bi-fold doors opening directly onto the patio
- Bedroom 1
- Bedroom 2
- Shower room

A large attic offers excellent potential for further development, subject to obtaining the appropriate planning consents. The property benefits from double glazing and oil-fired central heating.

South-facing, the house enjoys plenty of natural light and looks out towards the railway line, while the rear of the property backs onto open farmland. The back nine of the Girvan golf course is just a short walk from the house.

The home has been well cared for by the current owners, and early viewing is highly recommended.

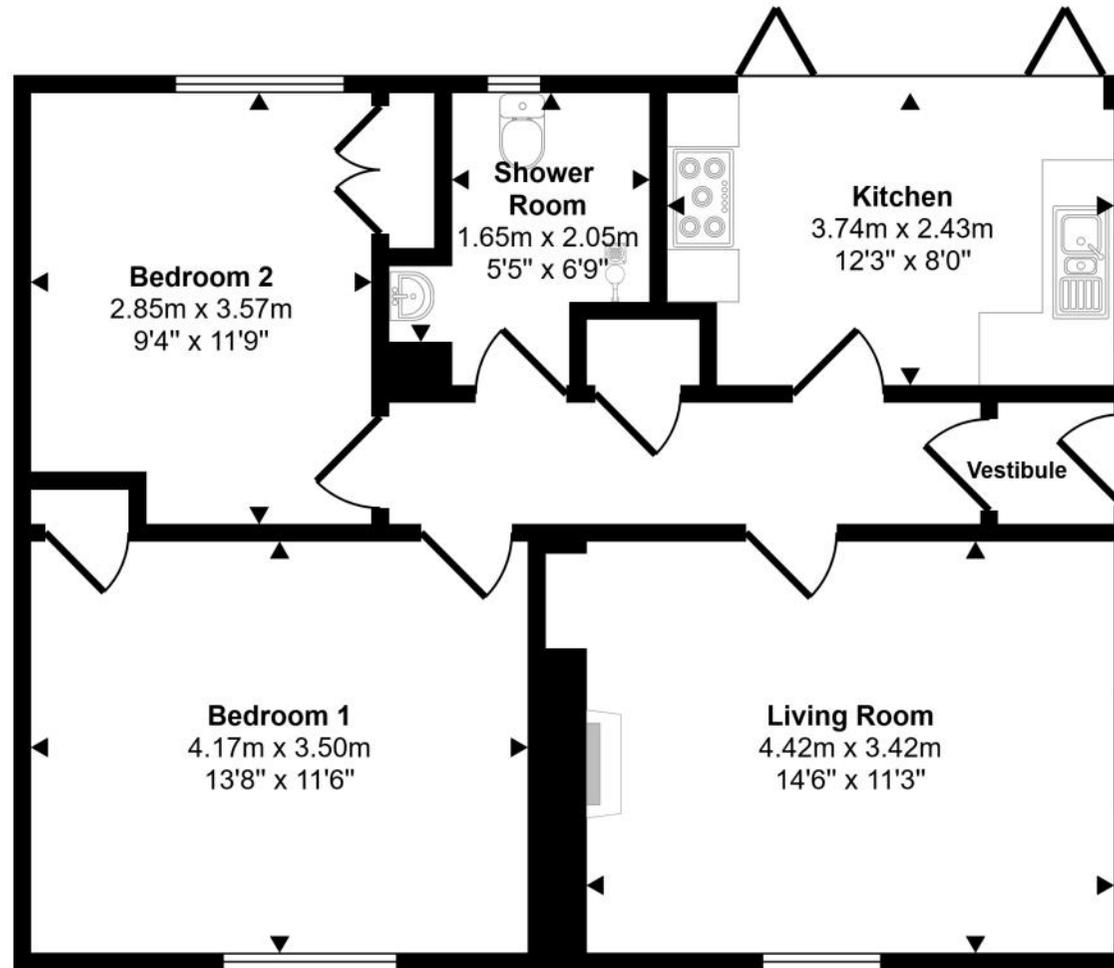
Girvan offers a wide range of amenities including nursery, primary and secondary schools, the modern Quay Zone leisure facility with swimming pool, gym and soft play, a community hospital, and a busy town centre with both independent retailers and national stores, including ASDA. Outdoor enthusiasts will appreciate the 18-hole golf course, scenic seafront and harbour, and excellent transport links with a local railway station providing connections north to Prestwick Airport and Glasgow and south to Stranraer. Nearby attractions include the renowned Turnberry Hotel & Golf Courses and the iconic Culzean Castle & Country Park.

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



Kitchen

Approx Gross Internal Area  
65 sq m / 703 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.



Living Room



Bedroom 1



Bedroom 2



Hall



Hall



Bedroom 1



Bedroom 2



Shower Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Front



Garden



Garden



Back



View



Back



Front

### Directions

Travelling to Girvan from Ayr on A77, turn right before main round about, signpost Golf Course and with Girvan Mains Farm on the right hand side. Continue on this road and turn first right. Proceed ahead where the property for sale is situated a short distance along on the right hand side.

### General Comments

Home report available upon request

Drainage is to septic tank

### Council Tax Band

B

### Energy Efficiency Rating

D (60)

### 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.



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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