



THOMAS MURRAY
PROPERTY



49 Ainslie Road

Girvan

KA26 0AY



Front Garden



Living Room



Dining Space



Kitchen



Conservatory



Living Room



Dining Space

49 Ainslie Road, Girvan

Spacious Detached Bungalow with Conservatory and Attached Garage Just Minutes from the Beach

Situated within a pleasant cul-de-sac on the edge of town, in an attractive and well-established residential area, this detached three-bedroom bungalow enjoys a highly convenient location just a short seven-minute walk from the beach.

Offering spacious accommodation all on one level, the property comprises |

- Entrance Vestibule,
- Hall
- Bright living room with large picture window
- Kitchen with Dining Space
- Conservatory
- Principal bedroom with en suite shower room
- Two further Bedrooms
- Bathroom

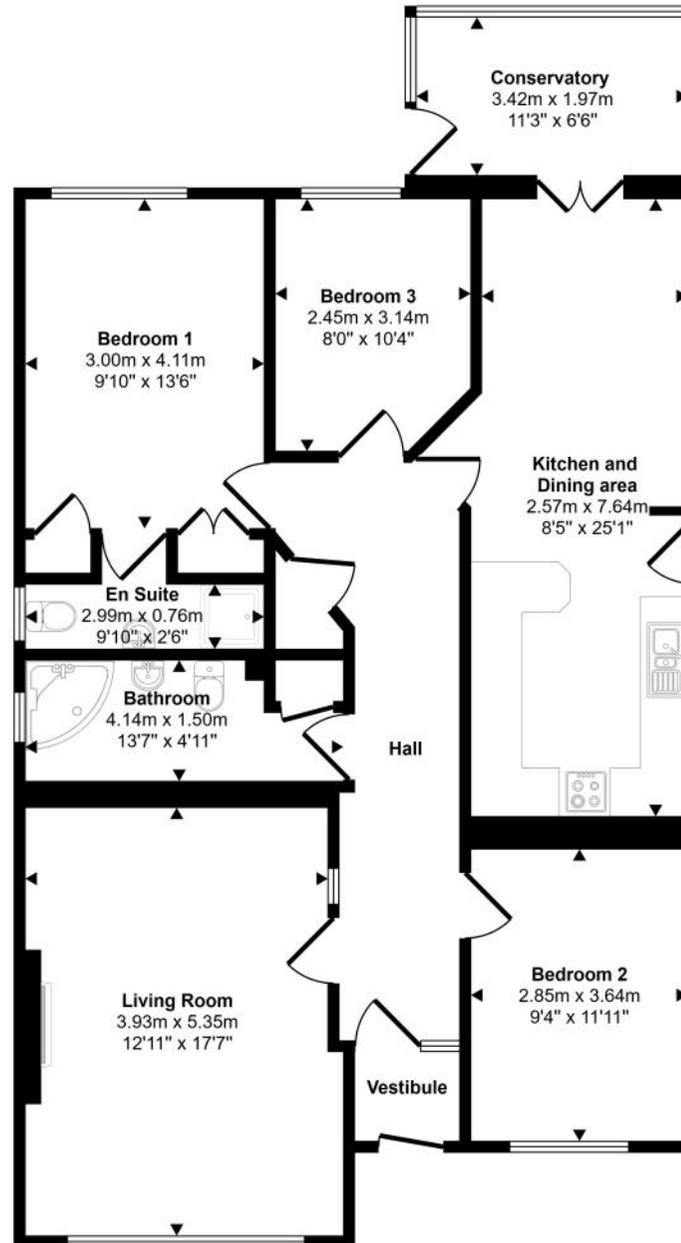
Further benefits include double glazing, gas central heating, a monoblock driveway leading to an attached garage with electric-operated door, and an enclosed garden.

While the property would benefit from a degree of general upgrading, it represents an excellent opportunity to acquire a spacious home with great potential, ideally suited to a range of purchasers including families, retirees, or those seeking single-level living close to local amenities and the coast.

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool, gym and soft play area at The Quay Zone, community hospital, town centre shopping with both independent and multiple retailers, an ASDA supermarket, 18-hole golf course, attractive seafront and harbour, and a railway station with links north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf Courses are close at hand, as are Culzean Castle and Country Park.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles.

Approx Gross Internal Area
112 sq m / 1203 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.



Kitchen and Dining Space



Conservatory



Living Room



Kitchen



Dining Space



Living Room



Conservatory



Kitchen



Hall



Hall



Bedroom 1



En Suite



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Dining Space



Bathroom



Bathroom



Back Garden



Back



Back Garden

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. Proceed ahead and veer left into the cul de sac where the house is situated at the top of cul de sac

General Comments

Home report available upon request.

Council Tax Band

E

Energy Efficiency Rating

D (65)

To view contact



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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



Back

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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