93 Glendoune Street

Girvan

KA26 0AA

Back

Living Room

Dining Room

Kitchen

Back Garden

Living Room

Kitchen

93 Glendoune Street, Girvan

Superbly presented 4-bedroom end-terrace house with beautiful garden, off-street parking and a great location just moments from the beach

This superbly presented and well-appointed four-bedroom end-terrace house offers bright, spacious accommodation over two levels and is presented in excellent decorative order throughout.

The ground floor comprises a welcoming reception hall with staircase and impressive balustrade, a bright and comfortable living room, a separate dining room, a fitted kitchen, stylish modern bathroom, and a versatile fourth bedroom which could also be used as a home office or guest room.

Upstairs, there are three well-proportioned bedrooms together with a cloakroom fitted with WC and wash hand basin.

Further benefits include double glazing and gas central heating.

Externally, the property enjoys a beautifully maintained garden with patio area, lawn, and two timber sheds, along with valuable off-street parking.

This is a wonderful family home in true walk-in condition, offering generous accommodation in a great location convenient for schools, parks and shops. Early viewing is highly recommended.
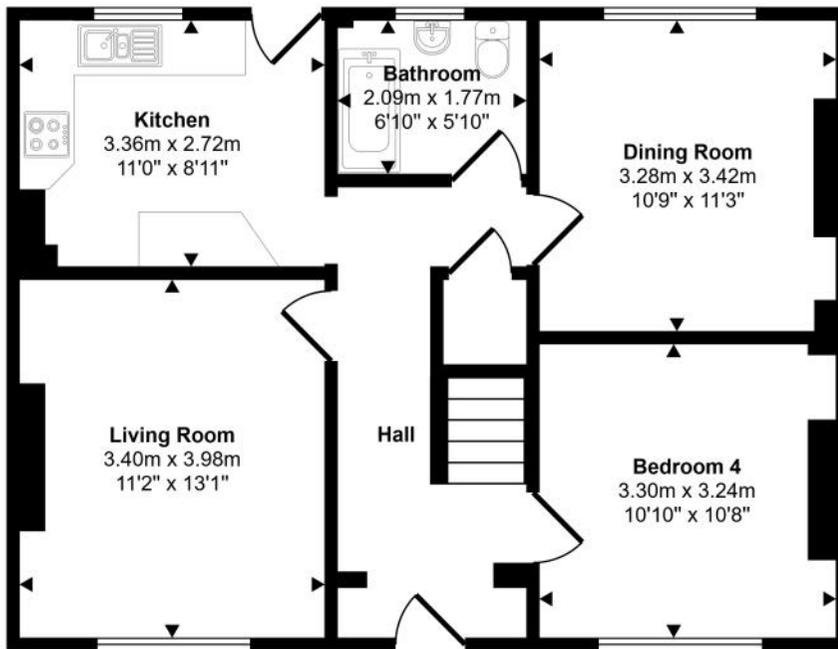
Location

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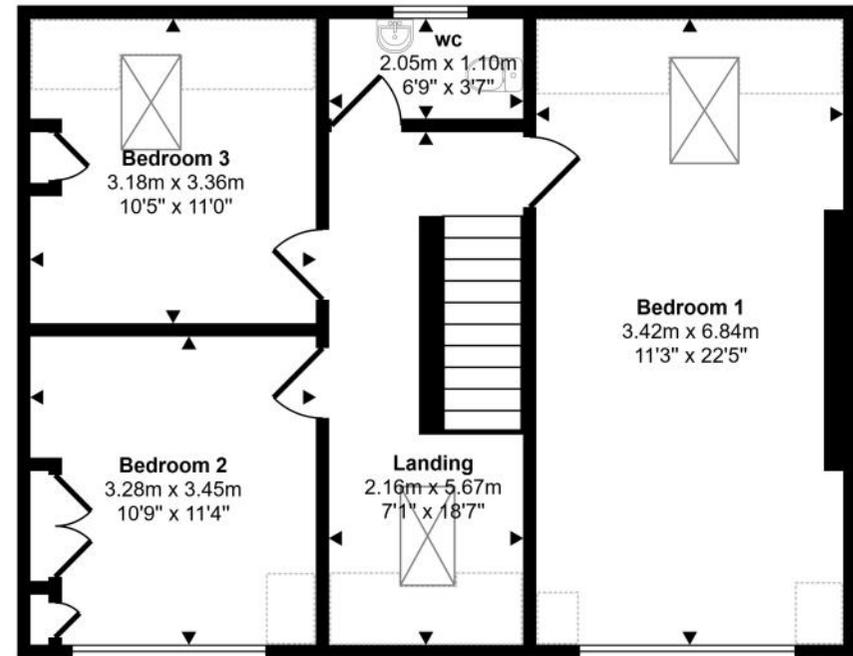
Distances

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

Approx Gross Internal Area
125 sq m / 1342 sq ft

Kitchen
3.36m x 2.72m
11'0" x 8'11"

Bathroom
2.09m x 1.77m
6'10" x 5'10"

Dining Room
3.28m x 3.42m
10'9" x 11'3"

Living Room
3.40m x 3.98m
11'2" x 13'1"

Hall

Bedroom 4
3.30m x 3.24m
10'10" x 10'8"

Bedroom 3
3.18m x 3.36m
10'5" x 11'0"

WC
2.05m x 1.10m
6'9" x 3'7"

Bedroom 1
3.42m x 6.84m
11'3" x 22'5"

Bedroom 2
3.28m x 3.45m
10'9" x 11'4"

Landing
2.16m x 5.67m
7'1" x 18'7"

Ground Floor
Approx 62 sq m / 667 sq ft

First Floor
Approx 63 sq m / 675 sq ft

Denotes head height below 1.5m

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

Bathroom

Bathroom

Bathroom

Bedroom 4

Bedroom 4
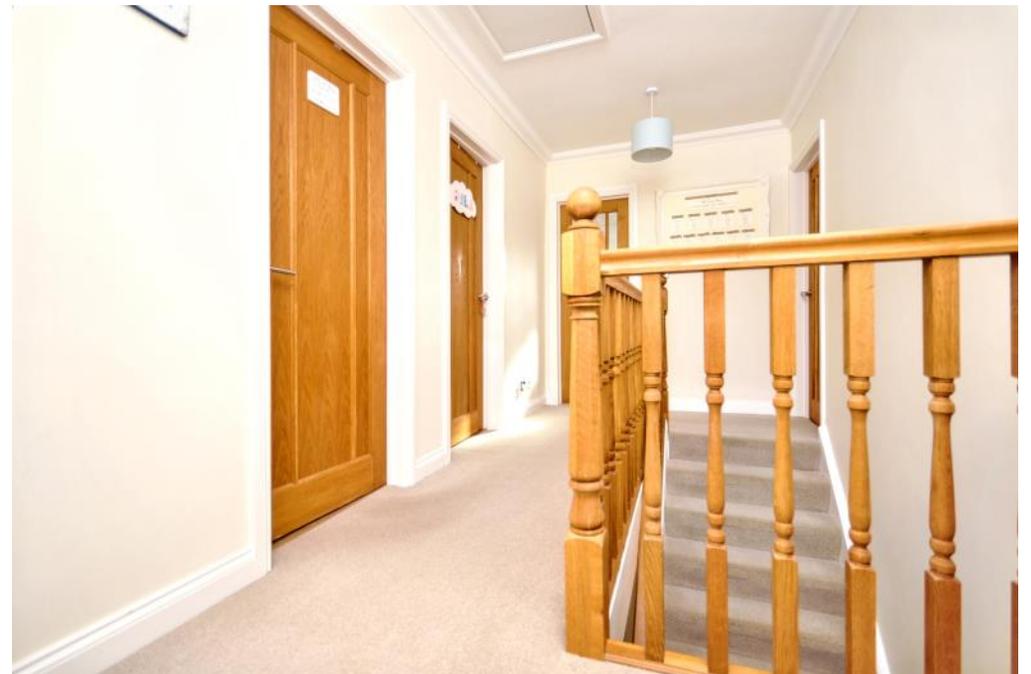
Living Room

Dining Room

Landing

Landing

Bedroom 1

Bedroom 2

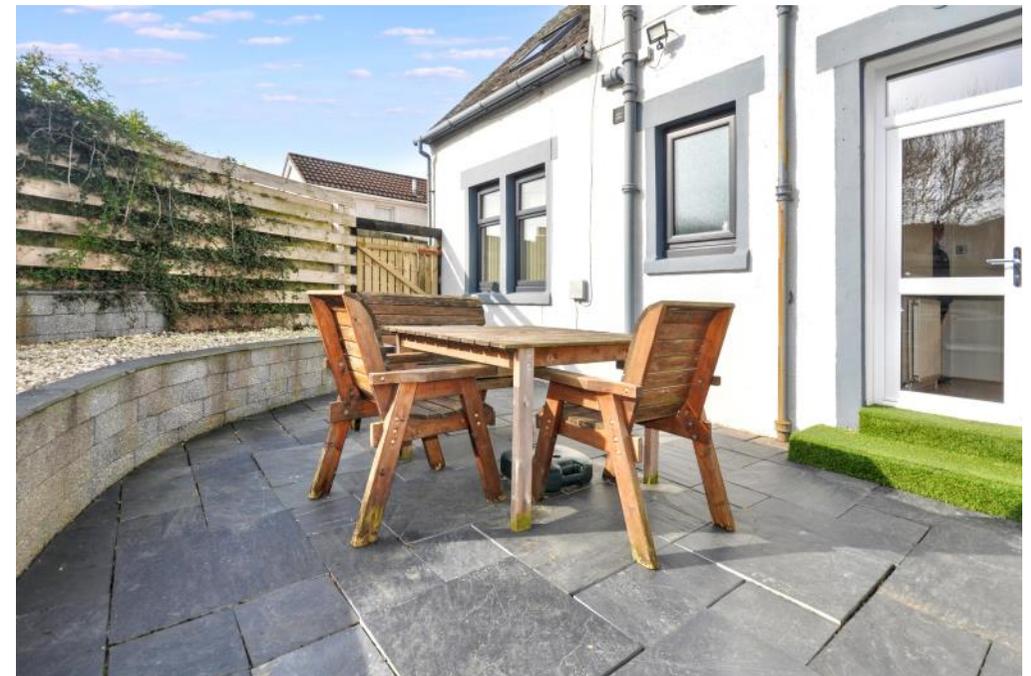Bedroom 3

Bedroom 1

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 1

Loo & WHB

Loo & WHB

Patio

Patio

Patio

Directions

On entering Girvan travelling from Ayr proceed ahead and continue toward traffic lights at town square/Stumpy clock tower. Continue straight ahead on Dalrymple Street. Proceed ahead and continue straight on to Glendoune Street. The house is situated on the left hand side of the street.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (68)

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.

Back Garden

Back Garden

Back Garden

Front Garden

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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