



THOMAS MURRAY
PROPERTY



24 Ailsa Street East

Girvan

KA26 9DF



Living Room



Dining Kitchen



Living Room



Dining Kitchen



Living Room



Dining Kitchen

24 Ailsa Street East, Girvan

A beautifully extended end-terrace, 3 bedroom home in a central location a short walk from the beach.

This attractive and deceptively spacious property has been significantly enhanced to create a versatile and well-balanced home, ideal for a range of buyers.

On entering, you are welcomed by a wide and inviting entrance Hallway, complete with hardwood flooring, setting the tone for the quality and space throughout. To the front lies a well-proportioned Bedroom.

The main living room is particularly generous, featuring hardwood flooring and a staircase leading to the upper level. This bright and comfortable space flows seamlessly through double doors into an impressive open-plan Kitchen and Dining Area. The kitchen is thoughtfully laid out with ample worktop space and modern fittings, making it ideal for both everyday living and entertaining. From here, there is access to a second ground floor Bedroom,

Upstairs, the property continues to impress with a stylish Bathroom featuring both a standalone bath and separate shower enclosure, along with a third well-sized Bedroom.

Externally, the property benefits from an enclosed rear outdoor space, offering a private and low-maintenance area with the added convenience of a gate access to a rear lane.

Further benefits include double glazing and gas central heating throughout.

Perfectly positioned, the home enjoys a central setting with the beach 7 minutes walk while local parks, schools and everyday amenities are all within easy reach.

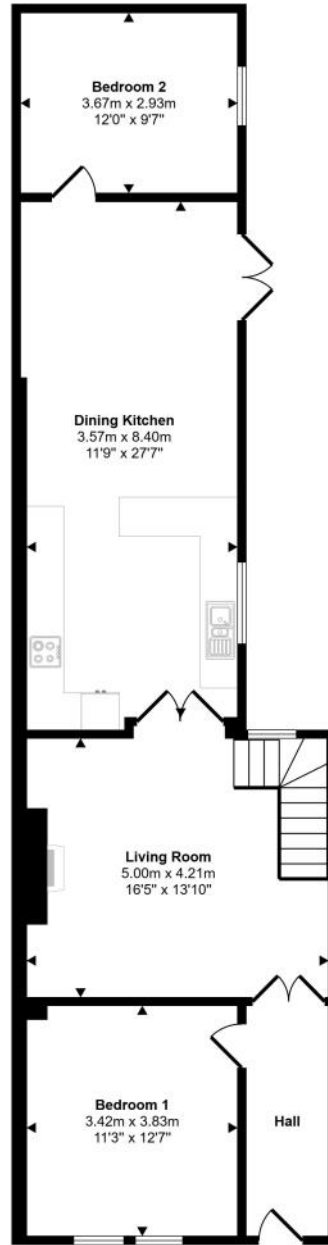
Early viewing is highly recommended to fully appreciate the space and flexibility this home has to offer.

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.

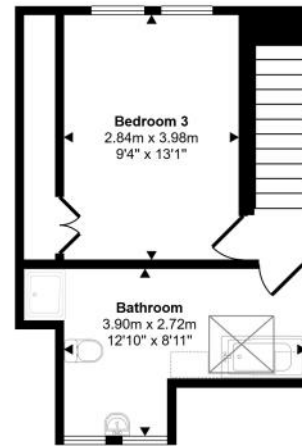
Recreational facilities include an 18-hole golf course, an attractive seafront and harbour, and excellent coastal walks. Girvan railway station provides regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses are close at hand, as is Culzean Castle and Country Park.

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

Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 84 sq m / 906 sq ft



First Floor
Approx 28 sq m / 303 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 Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Bathroom



Bedroom 3



Bedroom 3



Back



Back

Directions

On entering Girvan travelling from Ayr proceed to traffic lights and town square/Stumpy clock tower. Continue ahead on Dalrymple Street. Turn second left at Boots Chemist to Ailsa Street East. The house is little further along on the right hand side.

General Comments

Home report available upon request.

Council Tax Band

A

Energy Efficiency Rating

C (70)

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.



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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