



6 Elder Avenue  
Girvan  
KA26 0DN



View from property



Living Room



Dining Kitchen



Dining Kitchen



Living Room



Dining Kitchen

## 6 Elder Avenue, Girvan

### Beautifully Presented 3-Bedroom Mid-Terrace Home with Off-Road Parking and Attractive Outlook

This well-maintained three-bedroom mid-terrace property offers a fantastic opportunity for a range of buyers, combining modern presentation with practical living space and the added benefit of off-road parking.

The house is a five-minute walk from the beach

The property is tastefully decorated throughout and ready to move into, with a bright and welcoming Living Room featuring a large front-facing window that fills the space with natural light. To the rear, a contemporary open-plan Kitchen and Dining Area provides an ideal setting for everyday living and entertaining, with direct access to the garden.

Upstairs, there are three bedrooms alongside a modern shower room finished to a good standard.

Double glazed and gas central heating.

Externally, the property benefits from a low-maintenance front driveway providing convenient off-road parking. To the rear, there is an enclosed garden with a combination of decking and lawn—perfect for relaxing or outdoor dining. There is also a timber shed and a gate from the back garden to a foot path

One of the standout features of this home is its pleasant outlook to the front, overlooking a green open space with distant views towards the coastline and surrounding hills.

With its excellent presentation, generous layout and great setting this is a home not to be missed—early viewing is highly recommended.

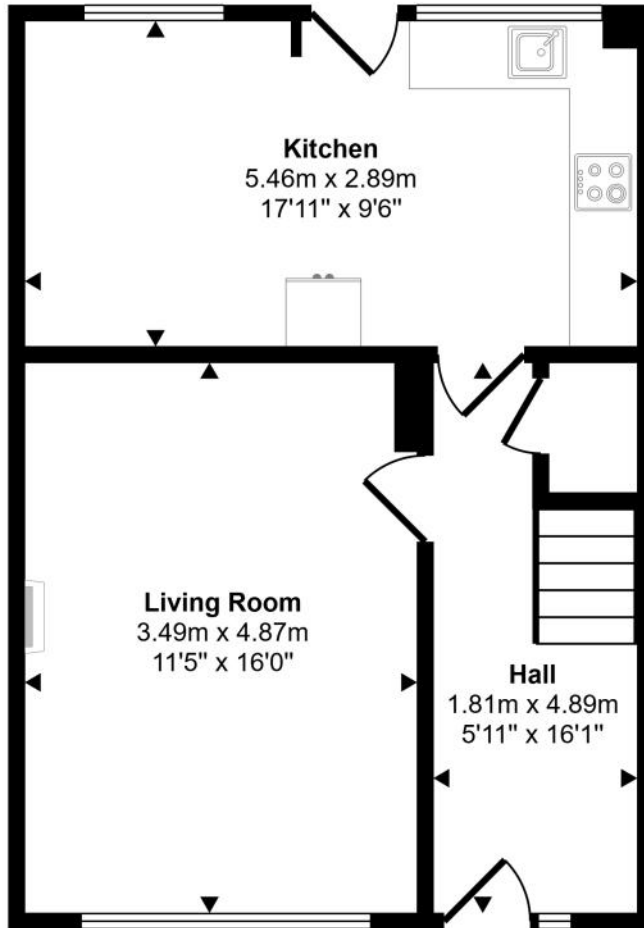
#### Location

The property is situated within the popular seaside town of Girvan, which offers a wide range of local amenities including nursery, primary and secondary schooling, a leisure centre with swimming pool and gym, a community hospital, and a variety of local shops including an ASDA supermarket.

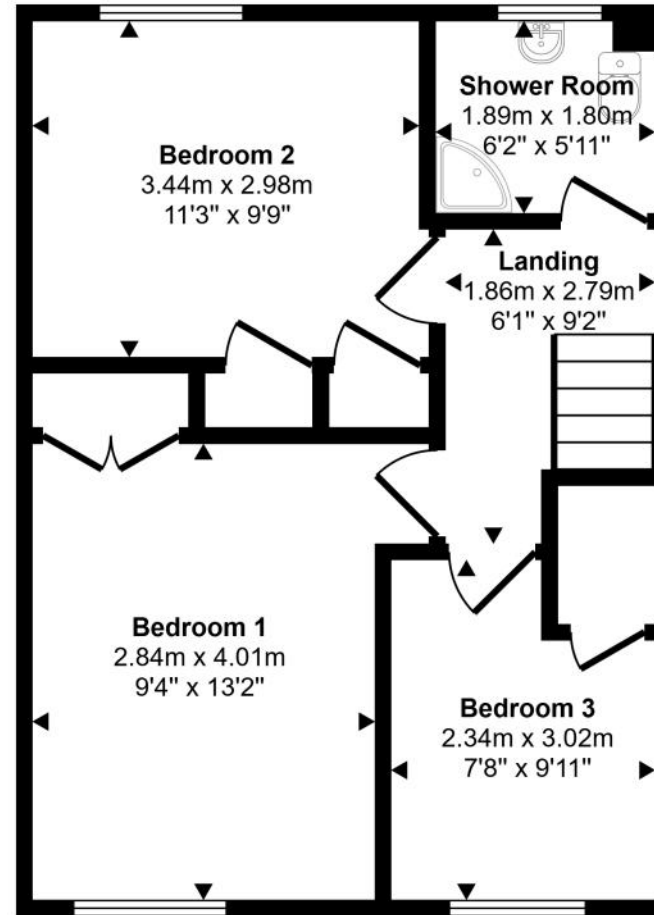
Girvan is particularly well known for its attractive seafront and harbour, as well as its 18-hole golf course, making it an appealing location for those seeking a balance of convenience and coastal living. The town also benefits from a railway station providing regular connections north to Ayr, Prestwick Airport and Glasgow. Further afield, the world-renowned Turnberry Hotel and golf courses are within easy reach, along with the stunning Culzean Castle and Country Park, offering excellent opportunities for leisure and outdoor pursuits.

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

Approx Gross Internal Area  
85 sq m / 920 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft

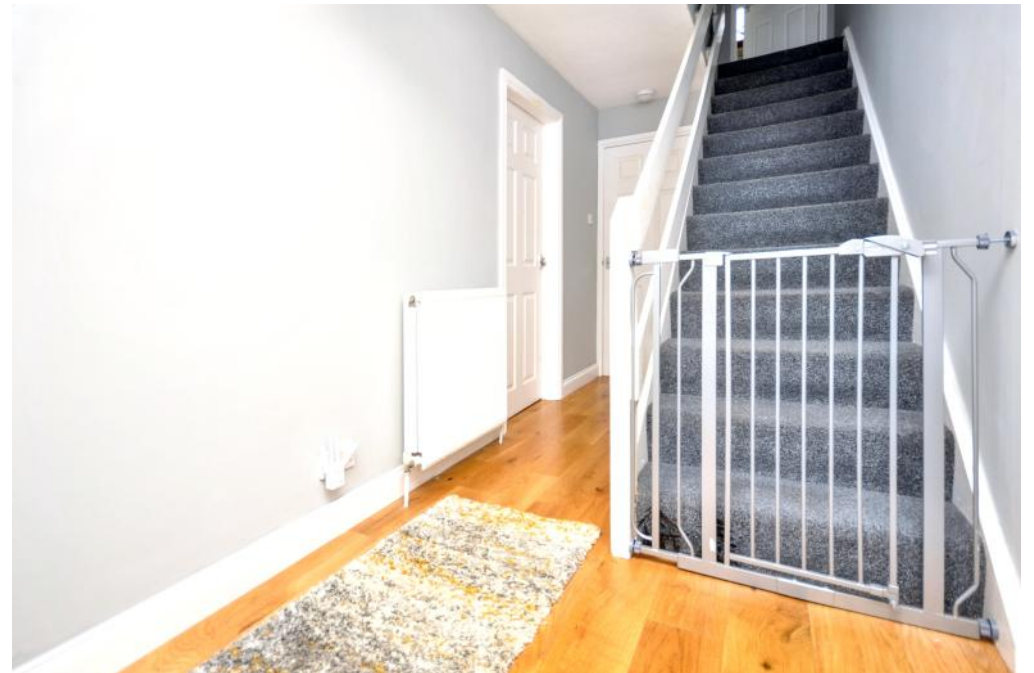


First Floor  
Approx 42 sq m / 456 sq ft

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 2



Bedroom 3



Bedroom 1



Bedroom 1



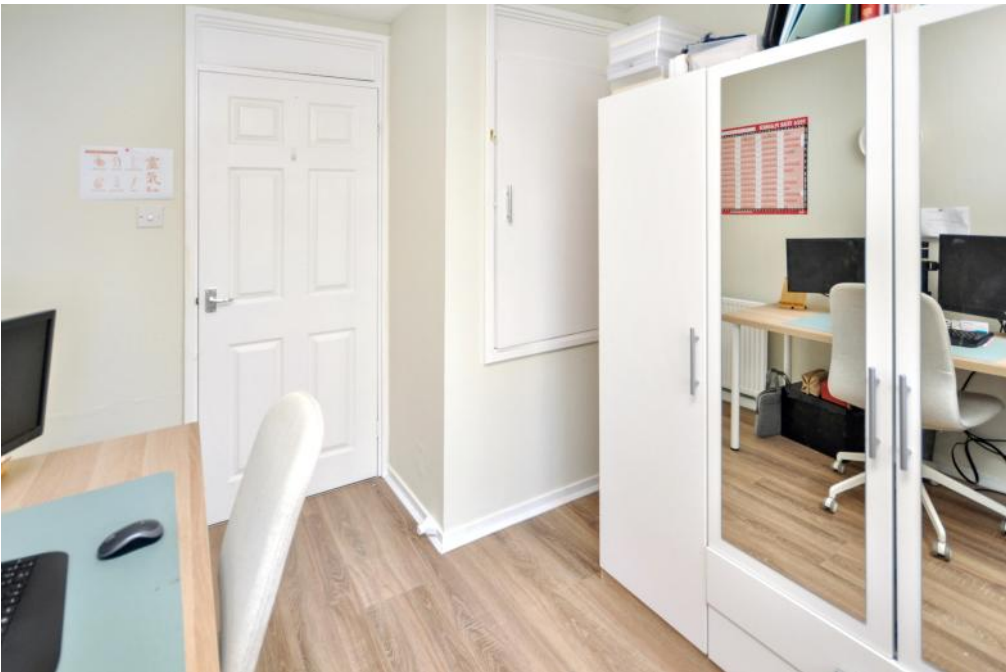
Shower Room



Landing



Bedroom 2



Bedroom 3



Shower Room



Back



Back

### Directions

On entering Girvan travelling from Ayr on A77 proceed ahead on Vicarton Street to the traffic lights at the town square/clock tower. Here proceed straight ahead, Dalrymple Street and continue ahead to Glendoune Street, at mini roundabout take first exit, proceed straight ahead. Turn second left, Elder Avenue. The house is a short distance along on the left hand side

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C (77)

### To view contact



**Tel:** 01465 713498

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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.





### 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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