



THOMAS MURRAY  
PROPERTY



Rosewood  
50 The Avenue  
Girvan  
KA26 9DT









Back

## Rosewood, 50 The Avenue, Girvan

Offered for sale for the first time since it was built in 1963, this distinctive architect-designed detached house represents a rare opportunity to acquire a home of genuine individuality, generous proportions and enduring appeal.

Extending to approximately 205 sq m (2,207 sq ft), the property occupies a prominent corner position within mature, well-established gardens, and enjoys a highly desirable setting in a popular residential area, well placed for a wide range of local amenities.

The house is entered via an entrance vestibule leading into an impressively spacious reception hall, where a stylish staircase creates an immediate sense of character and scale.

The large living room is a particularly attractive principal reception space, featuring an open fire and a wide window overlooking the rear garden together with a glazed door providing direct access outside, creating an excellent connection between the house and its beautifully maintained outdoor space.

At the heart of the home is a generous dining kitchen, well suited to everyday family life and entertaining alike. This is complemented by a highly practical boot room with a number of built-in storage cupboards, providing excellent additional utility space.

The ground floor offers notable flexibility and includes a bedroom which could equally serve as a second sitting room or family room, together with a separate dining room and a cloakroom with WC and wash hand basin.

A particularly valuable feature of the property is the lift, installed off the dining room and providing direct access to the principal bedroom upstairs. This thoughtful addition enhances accessibility and future-proofs the home, making it especially attractive to buyers seeking adaptable accommodation for the years ahead.

On the first floor, the property offers four bedrooms together with a modern shower room, providing well-balanced family accommodation.

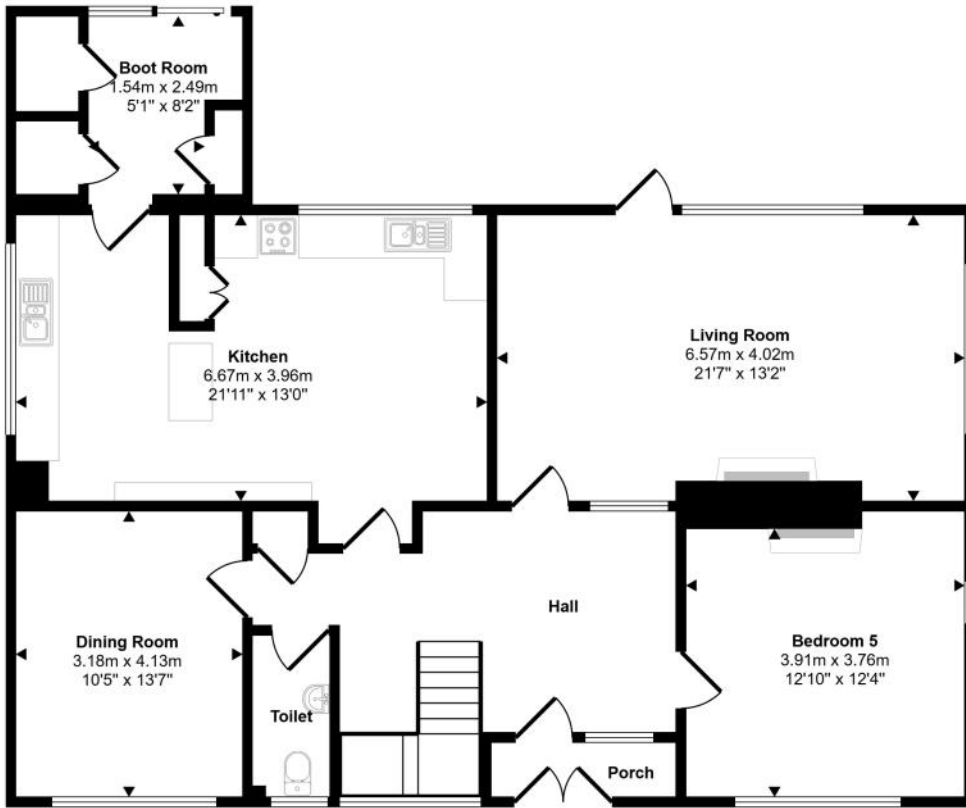
Although the interior reflects its era, the house has been clearly cherished and enjoys a wonderfully warm and welcoming feel throughout, while also offering excellent scope for sympathetic updating and personalisation.

Externally, the house is set within attractive mature gardens with established planting, clipped hedging and a lovely sense of privacy. The generous driveway provides substantial off-street parking and adds further to the home's excellent kerb appeal. The property is further complemented by a detached double garage with light and power, in addition to two useful external storage sheds.

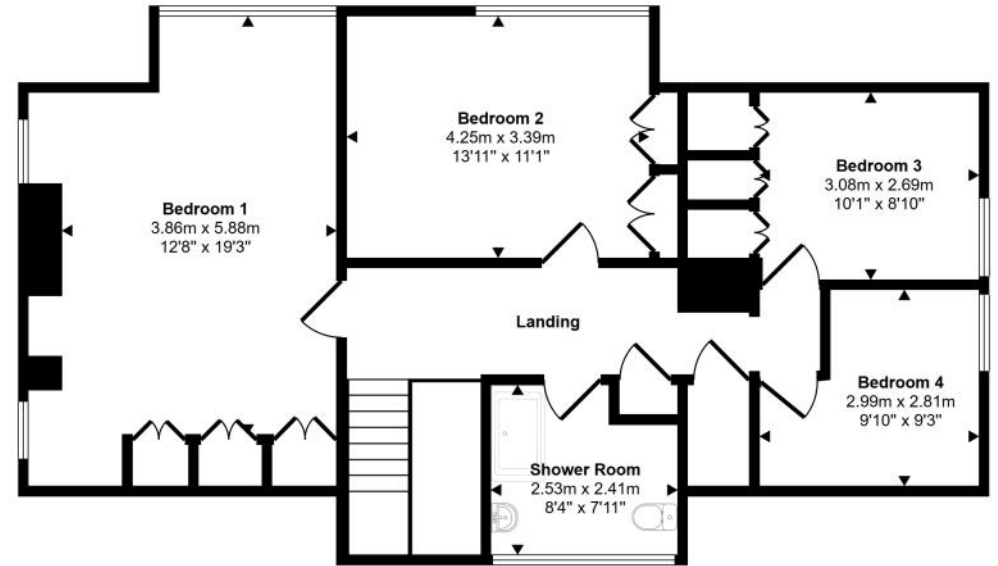
The location is a further key attraction, with the property situated in a well-regarded residential area close to schools and parks, while the beach is approximately a 10-minute walk away. Shops and the railway station are also readily accessible, making this a particularly appealing home for families and those seeking convenience alongside space and character.

Altogether, this is a home of architectural distinction, flexibility and long-term practicality, now ready for its next chapter after more than sixty years of ownership.

Approx Gross Internal Area  
205 sq m / 2202 sq ft



Ground Floor  
Approx 119 sq m / 1276 sq ft



First Floor  
Approx 86 sq m / 926 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.



Living Room



Dining Kitchen



Dining Room



Bedroom 5/ Sitting Room



Entrance



Hall



Hall



Hall



Living Room



Dinng Kitchen



Living Room



Living Room



Dining Kitchen



Dining Room



Kitchen



Boot Room



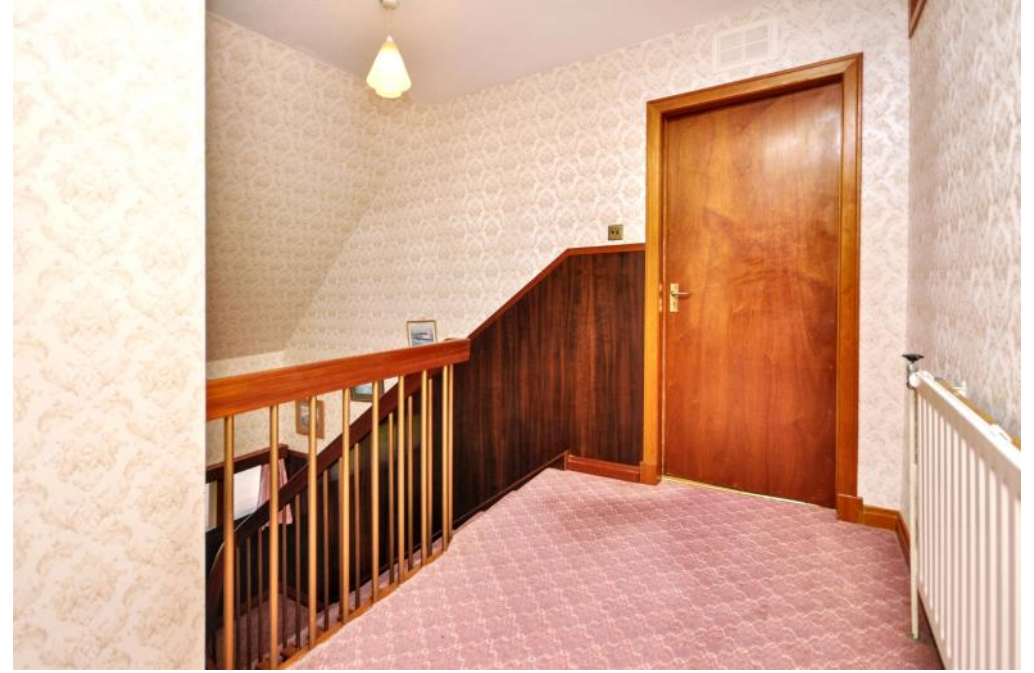
Boot Room



Cloakroom



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 4



Shower Room



Shower Room



Bedroom 3



Bedroom 4



Bedroom 1



Front



Front

### Directions

Travelling to Girvan from Ayr. Proceed ahead into town on A77. Pass across the pedestrian crossing opposite ASDA and take first left Montgomerie Street. Continue ahead to the end of the street and turn left to The Avenue. Proceed ahead where the house sits on the right hand side on the corner of Queens Drive and The Avenue

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

### General Comments

Home report available upon request.

Double glazed. Gas central heating

### Council Tax Band

Band F

### Energy Efficiency Rating

D (67)

### 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.



Garden



Garden



Side



Back



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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