



20 Glendoune Street

Girvan

KA26 0AB



Living Room



Living Room



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20 Glendoune Street, Girvan

2-Bedroom Mid-Terraced House with Garden – Excellent Renovation Opportunity

Situated on a popular street this mid-terraced house offers spacious accommodation arranged over a single level and presents an ideal opportunity for buyers looking to modernise and add value.

The property enjoys a convenient location just a short 4-minute walk from the beach, while also being within easy reach of local shops, parks and schooling.

The accommodation comprises an entrance vestibule leading into a central hallway, a bright and generously proportioned living room with front-facing window, and access off to the kitchen with back door to garden. There is a rear porch overlooking the garden. There are two well-proportioned double bedrooms and a family bathroom completing the internal layout

Gas central heating and double glazing (with the exception of the porch).

The garden which, although requiring attention, offers excellent scope to create an attractive outdoor space.

A spacious property in a convenient location. The house requires improvement throughout but has great potential, making it an ideal opportunity for those looking to create a home to their own specification. Well worth viewing.

Location:

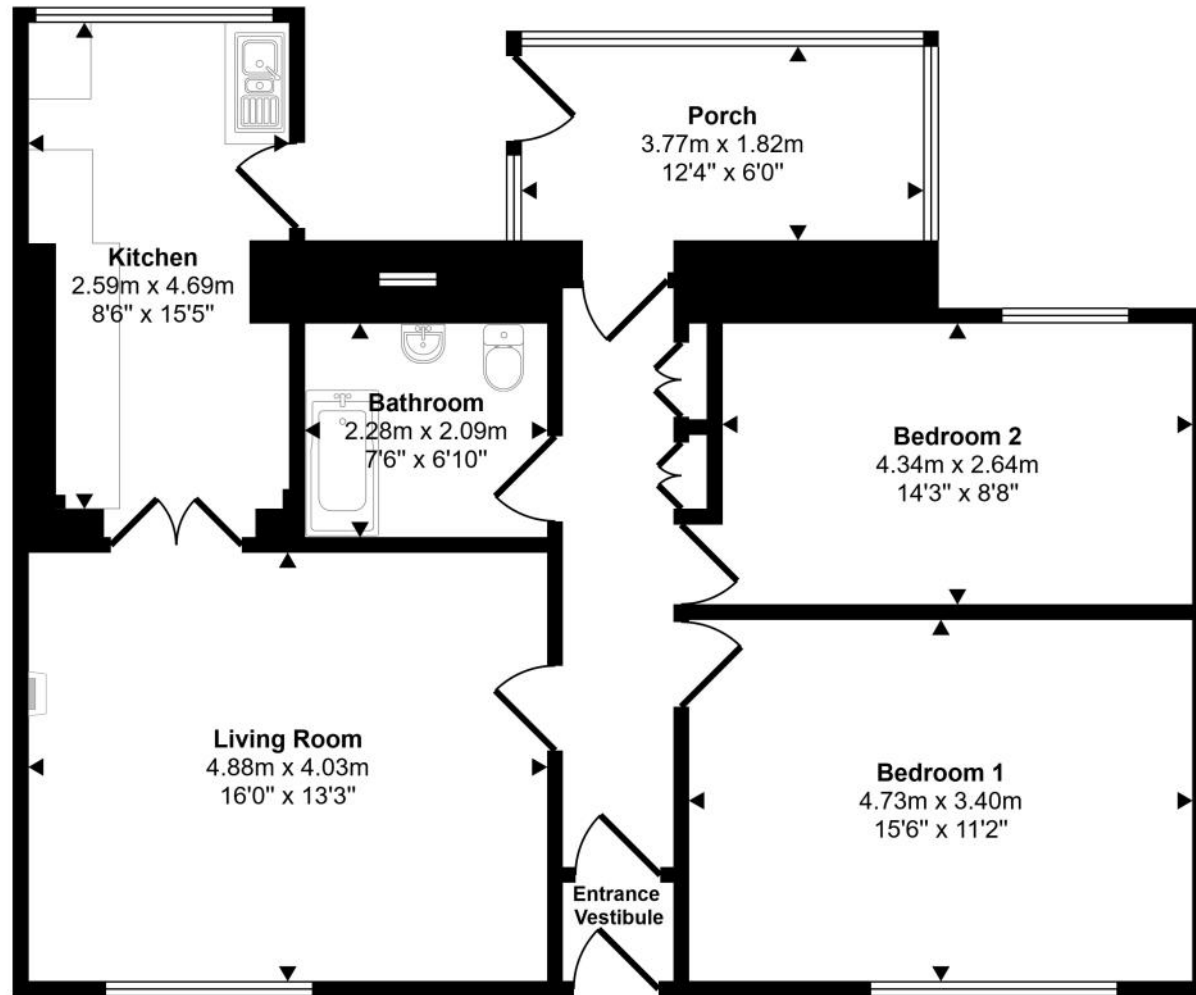
Girvan is a popular coastal town offering a wide range of local amenities including nursery, primary and secondary schooling, a community hospital, and variety of independent and national retailers, including an ASDA supermarket.

Leisure facilities are well catered for with a leisure centre, which includes a swimming pool and gym along with an 18-hole golf course, an attractive seafront and harbour.

The town benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, as are the picturesque surroundings of Culzean Castle and Country Park.

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

Approx Gross Internal Area
87 sq m / 932 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.



Hall



Hall



Kitchen



Kitchen



Porch



Porch



Bathroom



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Back



Back

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 right hand side of the street. Parking on street

General Comments

Home report available upon request.

In terms of condition the property is sold as seen.

Council Tax Band

C

Energy Efficiency Rating

C (69)

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.



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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