



THOMAS MURRAY
PROPERTY

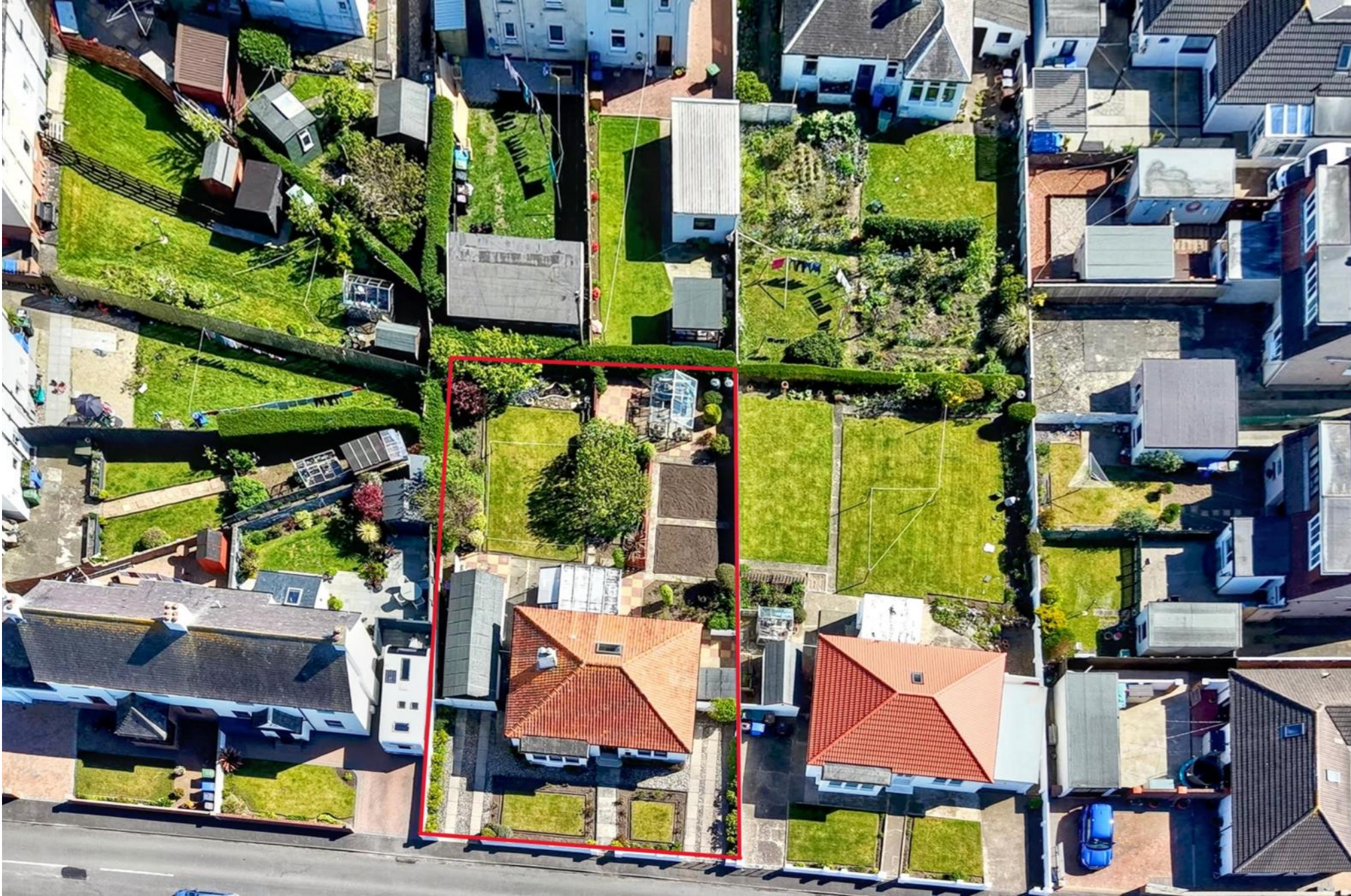


5 Doune Street

Girvan

KA26 0AL









Front



Garden

5 Doune Street, Girvan

Delightful Detached 2 Bedroom Bungalow Just Moments from the Beach

Situated just a few steps from Girvan's beautiful sandy beach, this well maintained detached bungalow enjoys an enviable coastal position with generous garden grounds, driveway, and garage.

The property offers well-proportioned accommodation all on one level, making it ideal for a wide range of buyers. Internally, the home is nicely presented throughout, benefiting from double glazing and gas central heating, while retaining a degree of its original character and charm. There is excellent potential for modernisation and personalisation, allowing purchasers to create a home tailored to their own tastes and requirements.

The accommodation comprises a welcoming vestibule and hall, a bright and spacious living room, a separate sitting room/or dining room, a kitchen with access to the porch, two well-sized bedrooms, and a contemporary shower room. In addition, a floored and lined attic provides valuable storage space and offers further potential, subject to the appropriate consents.

Externally, the property stands within a large, level, and beautifully maintained garden, ideal for gardening enthusiasts, families, or simply enjoying the coastal setting. The grounds also feature two driveways, providing ample off-street parking, along with an older-style detached garage.

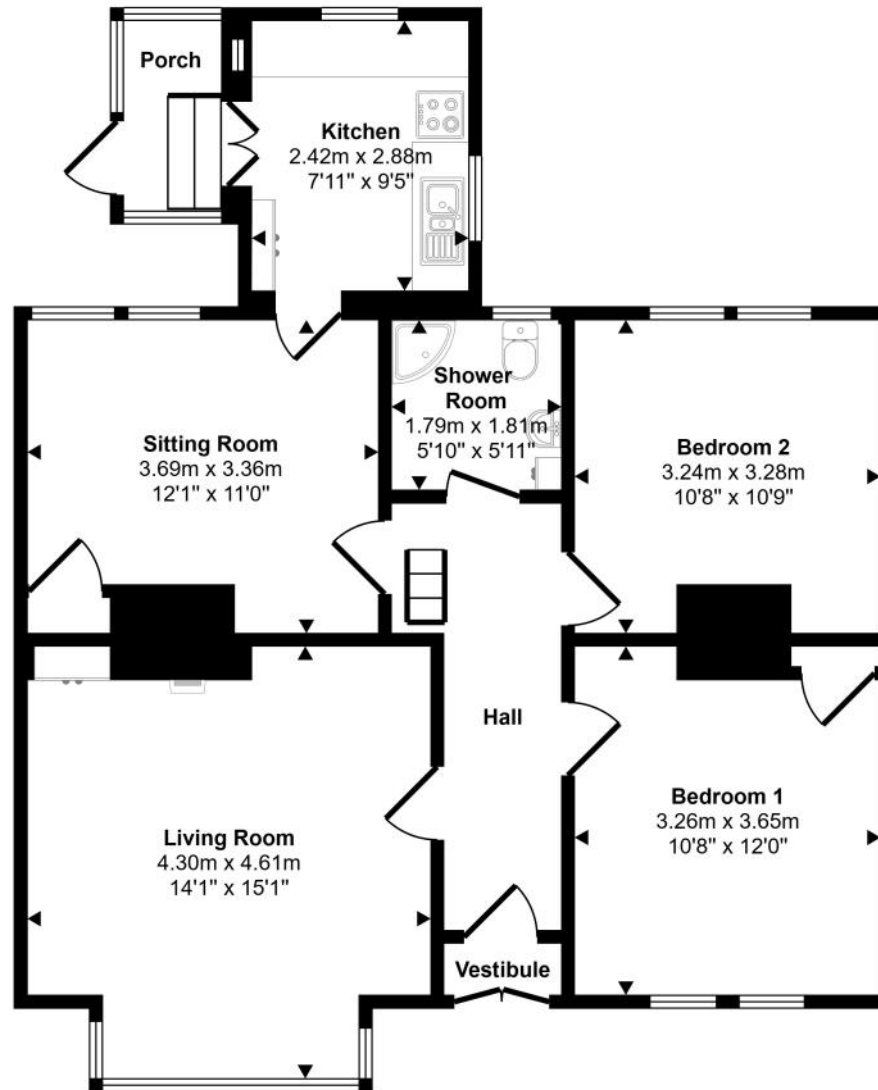
Combining a prime seaside location, generous outdoor space, and excellent scope for enhancement, this is a fantastic opportunity to acquire a charming bungalow with great potential in a highly desirable area.

Location

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
78 sq m / 843 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.



Living Room



Sitting Room/ Dining Room



Kitchen



Hallway



Hallway



Sitting Room/ Dining Room



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Porch



Porch



Floored & lined attic





Directions

Travelling to Girvan from Ayr on A77. Proceed to traffic lights at town square/clock tower. Here turn left, Knockcushan Street. Continue ahead to mini roundabout at harbour side. Take 1st exit left and proceed ahead on Henrietta Street. Passing Stair Park. Right turn into Doune Street. The house is a short distance along on the left hand side.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

E46

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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