



THOMAS MURRAY
PROPERTY



8 Louisa Drive
Girvan
KA26 9AH



View





Living Room



Kitchen



Living Room



Dining Room/Sitting Room

8 Louisa Drive, Girvan

Substantial 4/5 Bedroom Seafront Home with Outstanding Potential

Occupying a superb seafront position in one of Girvan's most desirable locations, 8 Louisa Drive is a substantial end-terrace villa enjoying views across the boating lake towards the Firth of Clyde and the iconic Ailsa Craig. Situated just moments from the beach, this impressive family home offers generous accommodation extending to 154m² and presents an exciting opportunity for a purchaser to modernise and create a truly exceptional coastal residence.

Retaining many attractive period features, including decorative plaster corning, bay windows and impressive timber finishings, the property offers flexible accommodation arranged over several levels.

The ground floor comprises an entrance vestibule, hall, a spacious bay-windowed living room, a further reception room or fifth bedroom, sitting room/dining room, kitchen, utility room and conservatory.

At mezzanine level there is a shower room and a double bedroom.

The first floor provides three further bedrooms, including a principal bedroom with en-suite shower room. Bedroom 2 benefits from a separate WC and wash hand basin.

A floored and lined attic offers useful additional space and may present future development potential, subject to the necessary consents.

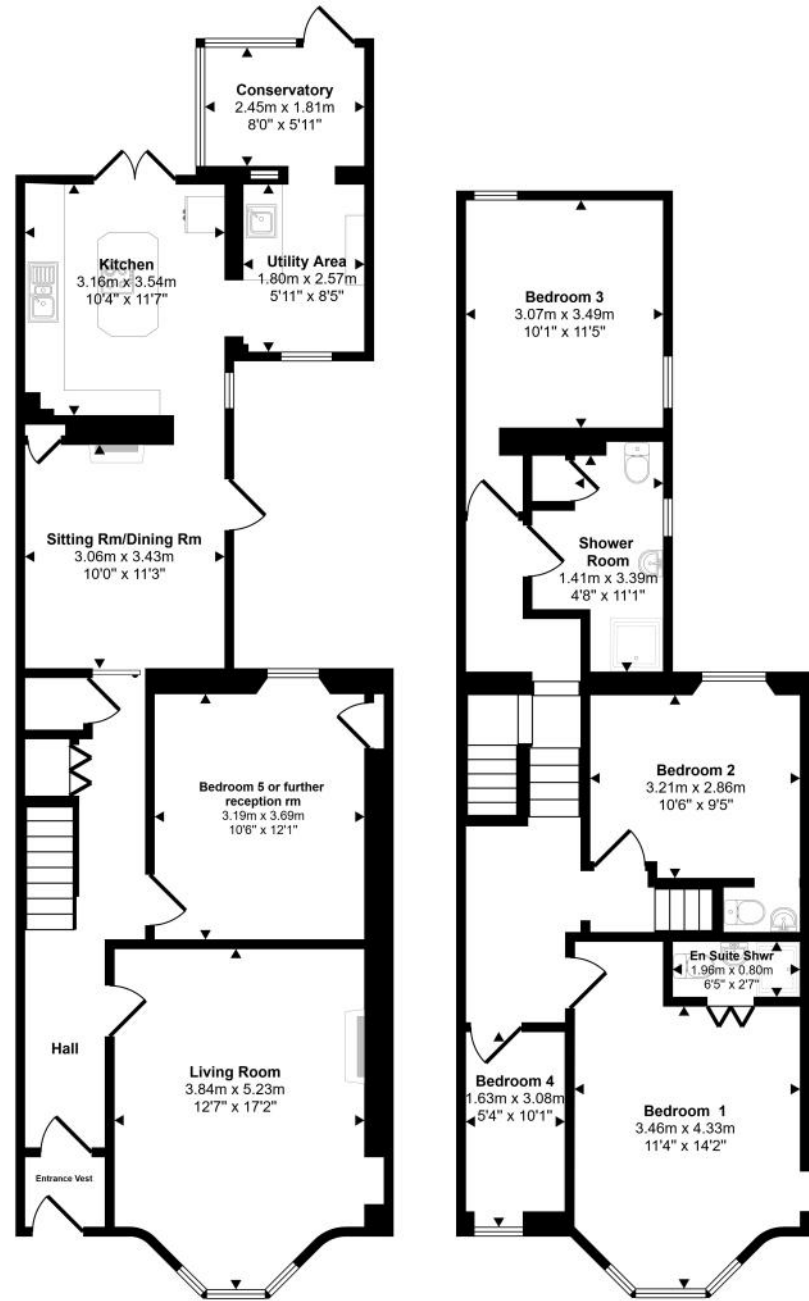
Externally, the property has a small planted rear garden together with a sheltered side courtyard area accessed from the dining room.

While the property requires a programme of upgrading and modernisation, its combination of size, character, flexible accommodation and exceptional seafront setting makes it a rare opportunity to acquire a home with significant scope for improvement and value enhancement.

The property enjoys convenient access to local schools, parks, shops and Girvan railway station. Girvan provides a comprehensive range of amenities including nursery, primary and secondary schooling, a community hospital and a modern leisure centre with swimming pool and gym facilities. The town offers a variety of independent retailers together with an ASDA supermarket. Recreational opportunities include an 18-hole golf course, attractive harbour, scenic seafront and excellent coastal walks. Girvan railway station provides regular services to Ayr and Glasgow, while the world-renowned Turnberry Resort and Championship Golf Courses, together with Culzean Castle & Country Park, are all within easy reach.

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

Approx Gross Internal Area
154 sq m / 1661 sq ft



Ground Floor
Approx 83 sq m / 891 sq ft

First Floor
Approx 72 sq m / 770 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



Bedroom 5/ Further Rec Room



Sitting Room/ Dining Room



Kitchen



Kitchen



Conservatory



Hall



Stairwell



Stairs



Stairwell



Shower Room



Shower Room



Bedroom 3



Bedroom 3



Landing



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 4



Bedroom 4



Bedroom 1 En Suite



Rear



Rear

Directions

Travelling from Ayr on A77 proceed ahead to traffic lights and town square and Stumpy clock tower. Here turn right, Knockcushan Street to mini roundabout at harbour. Proceed straight ahead and at give way continue ahead again. Turn left to Louisa Drive and proceed ahead where the house is situated a little further along on the corner of Louisa Drive and Ailsa Street West.

Parking on street

General Comments

Home report available upon request.

The property is offered for sale in its present condition and will be **SOLD AS SEEN**. No warranties or guarantees will be provided in respect of the condition of the property, nor the working order of any fixtures, fittings, appliances, services, installations or alterations. Prospective purchasers must satisfy themselves in all respects through their own inspection, survey and enquiries.

The property benefits from a small planted area to the rear together with a side courtyard area. Purchasers should note that there is no independent external access to either area, with access being available only through the house itself. There is no side gate or separate access route.

Council Tax Band

E

Energy Efficiency Rating

D (59)

To view contact



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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.

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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