



THOMAS MURRAY  
PROPERTY



12



12 Beech Way

Girvan

KA26 0BX



Living Room



Dining Room



Kitchen



Living Room



Kitchen

## 12 Beech Way, Girvan

**A spacious three-bedroom mid-terrace house– excellent renovation opportunity.**

The accommodation comprises; Entrance Hall; Living Room; Dining Room; Kitchen with utility space; Bathroom and 3 Bedrooms.

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.

Double glazing, gas central heating.

Externally, there are gardens to both the front and rear, providing outdoor space suitable for families, pets, or general everyday use. The back garden is paved for easier upkeep and also comprises a timber shed. There is a gate in the back fence for access onto a footpath for moving wheelie bins etc.

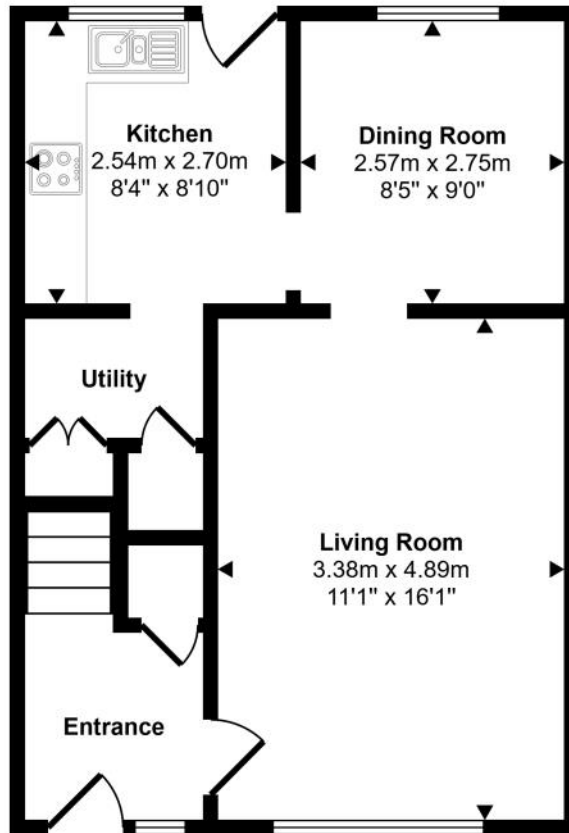
The house is 12 minutes walk from the beach. Schools, parks and shops are all readily accessible.

### Location

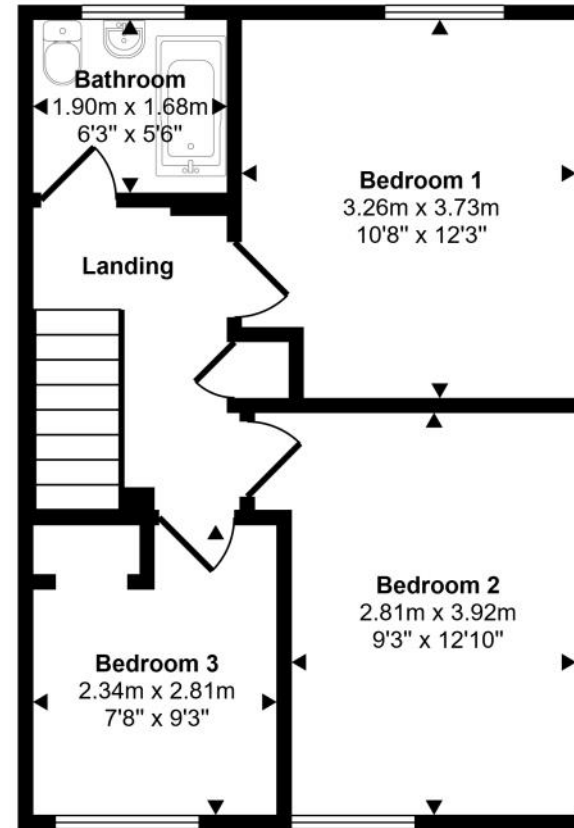
Girvan provides a wide range of amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and state-of-the-art gym. The town offers a variety of retailers, along with an ASDA supermarket. Recreational facilities include an 18-hole 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  
82 sq m / 883 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 41 sq m / 444 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



Stairway



Landing



Bathroom



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 1



Bedroom 3



Back Garden



Rear Elevation



Front Garden

### Directions

Approaching Girvan from Ayr on A77 proceed ahead on Vicarton Street and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue to the end of the street and turn left, The Avenue. Proceed to the top of The Avenue and at T junction turn right, Coalpots Road. Proceed ahead for 0.9mile and turn right, Willow Drive and then first right to Cherry Drive. Continue ahead to Beech Way.

### General Comments

Home report available upon request.

This property is offered for sale in its present condition. The property will be **SOLD AS SEEN** and no warranties or guarantees will be provided regarding 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 and enquiries prior to purchase.

### Council Tax Band

B

### Energy Efficiency Rating

D (63)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

### 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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