



2 Elm Court
Girvan
KA26 0DF









2 Elm Court, Girvan

Extended 3 Bedroom Mid-Terrace Home with Flexible Living Space

This extended three-bedroom mid-terrace home offers spacious, versatile accommodation with low-maintenance gardens.

The ground floor has been thoughtfully extended to create a flexible layout comprising an entrance hall, a generous living room, a dining kitchen and a third bedroom that would also make an ideal home office, playroom or guest room. Upstairs, there are two well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from gardens to both the front and rear. The enclosed rear garden has been fully paved for easy upkeep and enjoys the added convenience of a gate providing access to the rear lane.

With double glazing, gas central heating and a practical family-friendly layout, this is a home that will appeal to first-time buyers, growing families and those looking for flexible accommodation.

Accommodation |

- Hall
- Living Room
- Dining Kitchen
- Bedroom 3
- Upstairs
- 2 Bedrooms
- Bathroom

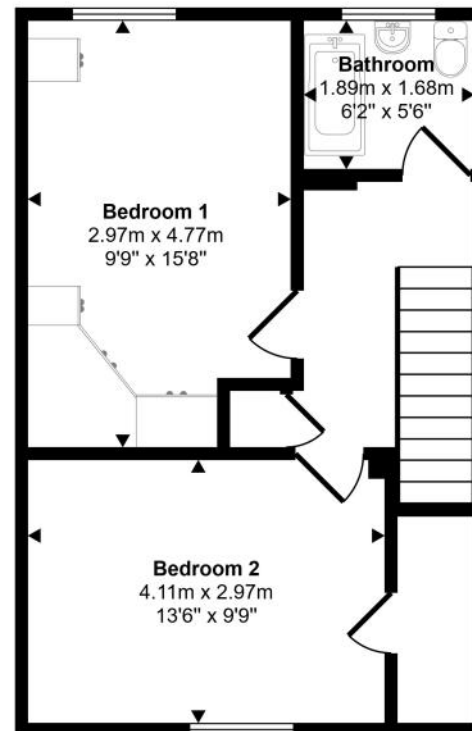
The house is 12 minutes walk from the beach. Schools, parks and shops are all readily accessible

Offering flexible accommodation and low-maintenance outdoor space 2 Elm Court is a home that ticks all the right boxes. Early viewing is highly recommended to appreciate the space and versatility on offer contact us today to arrange your appointment to view.

Approx Gross Internal Area
92 sq m / 985 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 40 sq m / 433 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.









The Area

Girvan offers a wide range of local amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and gym. The town provides a variety of local retailers together with an ASDA supermarket. Recreational opportunities include an 18-hole golf course, attractive seafront and harbour, and excellent coastal walks. Girvan railway station offers regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses, along with Culzean Castle and Country Park, are all within easy reach

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

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C71



To view contact



Tel: 01465 713498

Email: 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com