



THOMAS MURRAY
PROPERTY



13 Edmiston Drive
Girvan
KA26 0AP













13 Edmiston Drive, Girvan

Detached seaside bungalow with breathtaking views over the Firth of Clyde

A rare opportunity to acquire a detached three-bedroom bungalow in an exceptional seafront position, just moments from Girvan's beautiful beach. Enjoy uninterrupted views across the Firth of Clyde towards the Isle of Arran, Ailsa Craig and the Kintyre Peninsula from this wonderfully situated home.

Offering comfortable accommodation with excellent potential to modernise and add value, the property is ideal for buyers seeking a permanent home, retirement property or coastal retreat. The property occupies a sought-after position within a well-established residential area on Girvan's shorefront, allowing the beach and promenade to be enjoyed within moments of leaving the front door.

Internally, the bungalow provides bright, well-proportioned accommodation extending to 82 sq m comprising an entrance porch, hallway, comfortable living room, kitchen, three bedrooms and a bathroom.

The home is presented in clean and tidy order throughout, while offering an excellent blank canvas for a purchaser wishing to update the kitchen and bathroom to their own taste. Outside, the level gardens surround the property and provide attractive outdoor space with driveway parking and an attached garage.

Location

Girvan is one of Ayrshire's attractive coastal towns, renowned for its sandy beach, harbour, golf course and spectacular west coast sunsets. The town offers a range of everyday amenities including shops, cafés, schools, supermarkets and rail links, while the surrounding coastline provides excellent opportunities for walking, sailing and outdoor pursuits.

Key Features

- ◆ Outstanding seafront location
- ◆ Stunning views to Arran, Ailsa Craig and Kintyre
- ◆ Detached bungalow with attached Garage
- ◆ 3 Bedrooms
- ◆ Double Glazed and Gas central heating
- ◆ Level, easily maintained gardens
- ◆ Excellent opportunity to modernise and create a superb coastal home

Approx Gross Internal Area
82 sq m / 880 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.







General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D63

To view contact



Tel: 01465 713498

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com