

34 The Avenue, Girvan, KA26 9DS

Elegant Lower Villa Conversion

Category C Listed Victorian Home

Approx. 174 sq m (1,876 sq ft)











34 The Avenue, Girvan

Elegant Lower Conversion of a Substantial Victorian Villa

Occupying the entire lower level of an impressive Category C Listed detached Victorian villa dating from circa 1860, the property offers well proportioned accommodation together with a magnificent south-facing established garden, substantial detached garage and shared gravel driveway.

Situated within Girvan's Conservation Area, the property combines elegant period architecture with outstanding potential. While now requiring a comprehensive programme of modernisation, it represents a rare opportunity to create a remarkable family home within one of the town's most attractive residential settings.

The front reception rooms comprise impressive ceiling heights, ornate decorative plaster corning, centre ceiling roses and a generous bay window. Elsewhere, the flexible accommodation provides two bedrooms, two further rooms, a shower room, bathroom, spacious kitchen and utility area. The rear section of the interior layout offers excellent scope for reconfiguration if desired, subject to the necessary consents.

An attractive feature is the private walled courtyard, accessed through double gates at the side of the property. Within the courtyard sits the garage, providing secure parking, generous storage and excellent versatility.

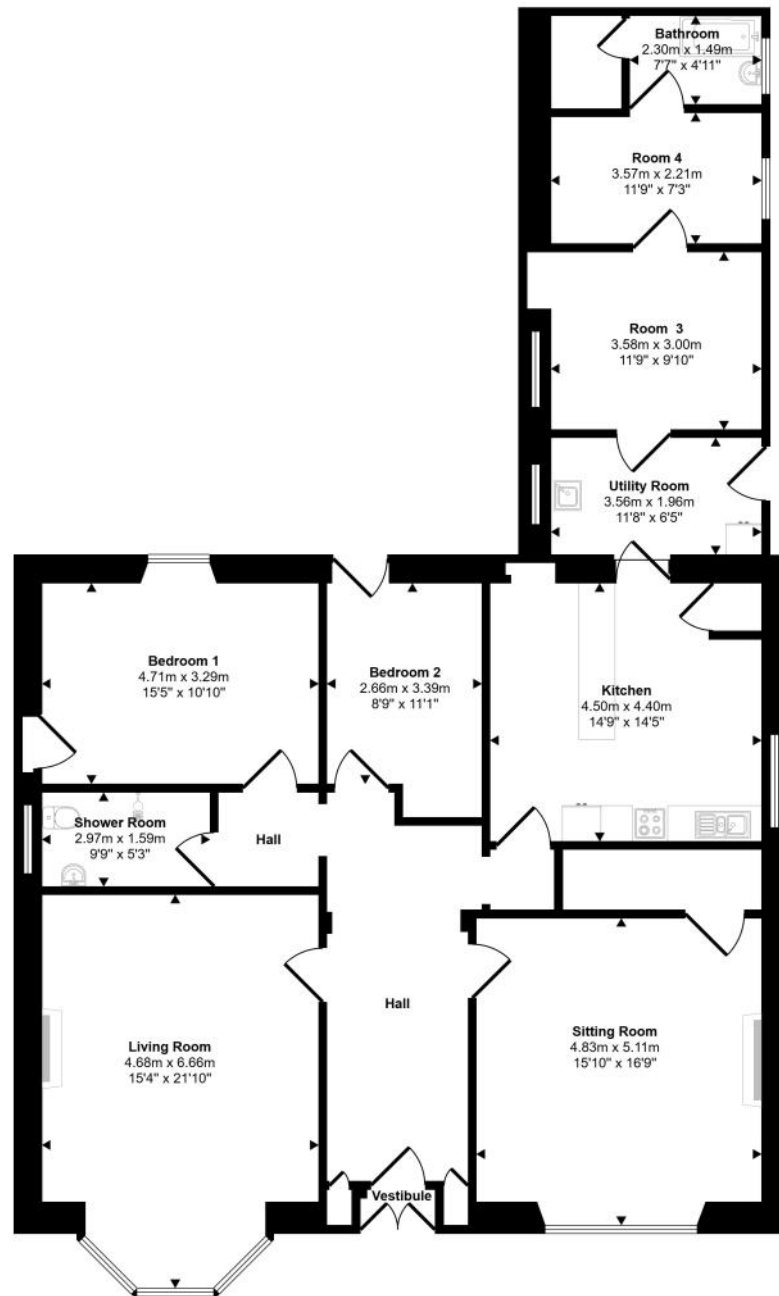
One of the property's most distinctive external features is its handsome Roman Doric columned and pilastered entrance porch, an elegant architectural detail that immediately reflects the quality of this fine Victorian home.

Within easy reach of schools, shops, the beach and the town's amenities, this is a rare opportunity to acquire a substantial period property with exceptional gardens and enormous potential.

The Property At A Glance

- Lower conversion of a substantial Category C Listed Victorian villa
- Approx. 174 sq m (1,876 sq ft) of accommodation
- Magnificent Living Room with bay window and original period features
- Sitting Room with original corning and ceiling rose and Spacious Dining Kitchen and Utility Rm
- Two Bedrooms + 2 Further Room
- Shower Room + Bathroom
- Exceptional south-facing mature garden + Substantial detached garage

Approx Gross Internal Area
174 sq m / 1876 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.









Location

Girvan is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket. Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour. Girvan benefits from a railway station providing links north to Ayr and Glasgow. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

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

General Comments

Home report available upon request.

Prospective purchasers should note that the property is Category C Listed and situated within Girvan Conservation Area. Any alterations affecting the listed fabric may require Listed Building Consent in addition to any other necessary permissions

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.

Council Tax Band

E

Energy Efficiency Rating

E (54)

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