



THOMAS MURRAY
PROPERTY



5 The Avenue

Girvan

KA26 9DS











5 The Avenue, Girvan

Beautifully Renovated End-Terrace Home | Three Bedrooms |

Ready to Move In

This renovated house offers stylish, contemporary accommodation within Girvan's Conservation Area. Extensively refurbished over the last six months, the property combines modern finishes with practical family living and is ready for immediate occupation.

Every major element of the home has been renewed, including new double-glazed windows, front and back doors, a new gas central heating system, complete rewiring, a contemporary fitted kitchen, a new ground-floor bathroom, an upstairs shower room, new flooring throughout and quality oak internal doors.

The spacious living room provides an inviting everyday living space, while the generously proportioned dining room flows through a striking sliding barn-style door into the stylish fitted kitchen, complete with integrated fridge freezer hob and oven. A useful utility area beside the rear entrance adds valuable everyday practicality, and the modern family bathroom completes the ground floor accommodation.

The bright stairwell leads to 2 well-proportioned bedrooms and a single bedroom together with a contemporary shower room.

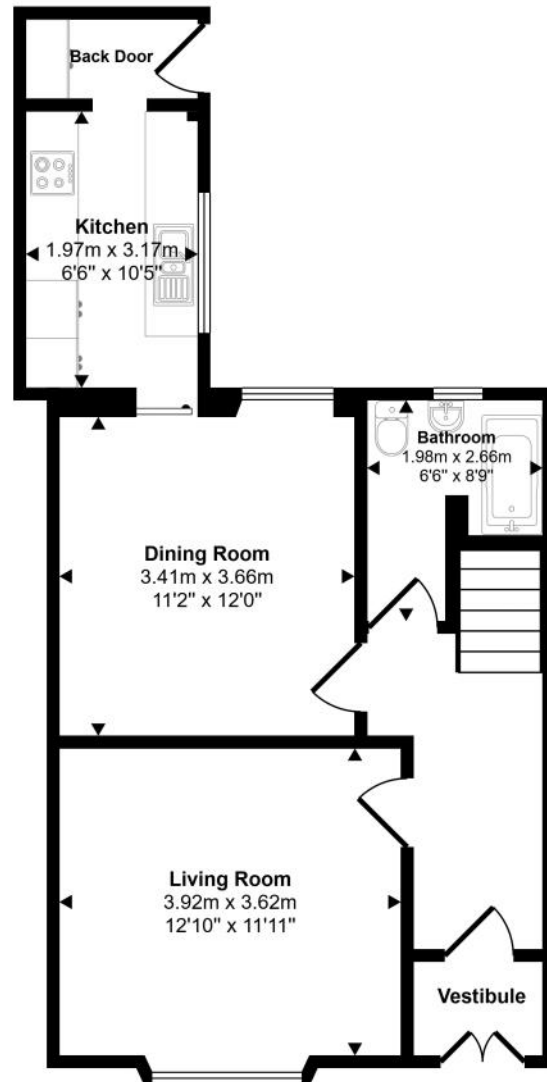
The neutral décor throughout creates a fresh, welcoming feel while providing an ideal blank canvas for buyers to personalise.

Outside, the rear garden is compact and easy to maintain.

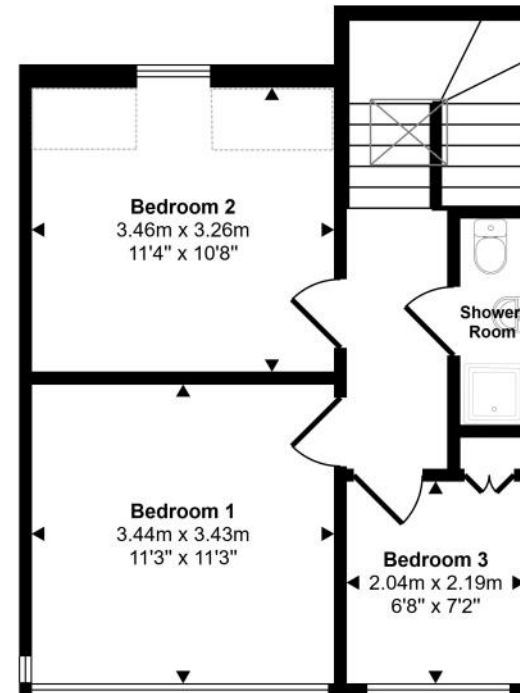
Key Features

- New double-glazed windows New gas central heating system Complete electrical rewire
- Stylish new fitted kitchen
- New ground floor bathroom and Contemporary upstairs shower room
- Quality oak internal doors and new floor coverings throughout
- Spacious living room and generous dining room with sliding barn-style door to the kitchen
- Neutral décor ready for a buyer to personalise
- Low-maintenance rear garden
- Excellent location close to shops, schools, ASDA, the railway station and the beach

Approx Gross Internal Area
92 sq m / 988 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft



First Floor
Approx 40 sq m / 434 sq ft

 Denotes head height below 1.5m

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.





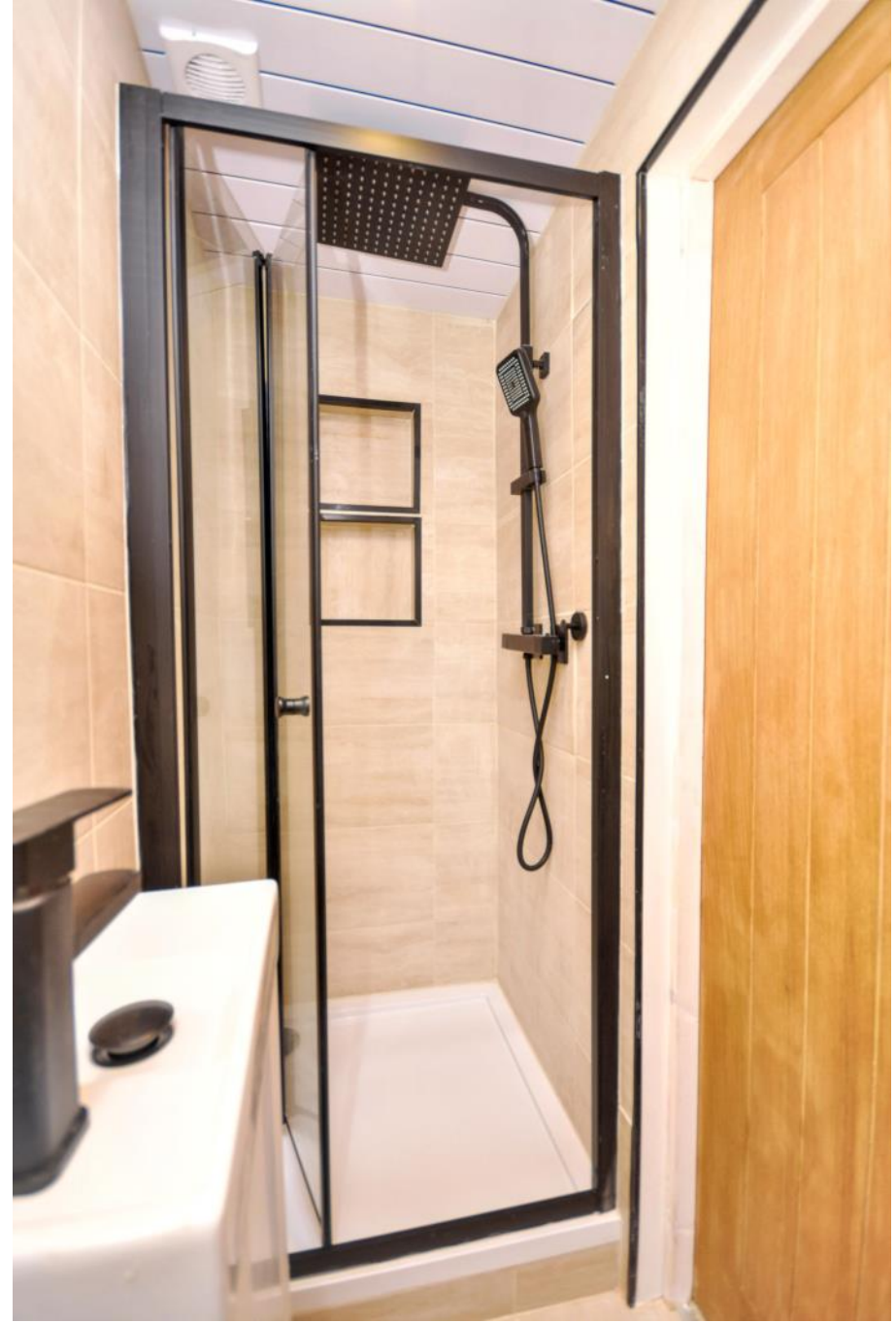














Location

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 and south to Stranraer. 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.

The neighbouring property benefits from a right of access across the rear garden to the side path for the movement of wheelie bins and similar purposes.

Council Tax Band

C

Energy Efficiency Rating

D (65)

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