



THOMAS MURRAY
PROPERTY



59 The Avenue

Girvan

KA26 9DT













59 The Avenue, Girvan

Attractively Presented South-Facing Detached Bungalow in a Prime Residential Setting

Occupying a lovely south-facing position within one of Girvan's sought-after residential areas, 59 The Avenue is a well-maintained detached bungalow offering spacious, flexible accommodation, well kept level gardens and exciting potential for future expansion.

The property enjoys an attractive in-and-out gravelled driveway, an attached garage and a delightful walled rear garden, creating a wonderful home equally suited to families, downsizers or those seeking comfortable single-level living.

At the heart of the home is a welcoming reception hall which creates an excellent first impression and gives the interior a natural, easy flow. The generous living room provides an inviting space for both relaxing and dining, with French doors opening into the rear porch, which in turn leads directly into the sheltered walled garden.

The kitchen is well proportioned and practical, while the accommodation is completed by three genuine double bedrooms, a modern shower room and a convenient cloakroom with WC and wash hand basin.

There is a substantial attic, offering excellent potential for conversion (subject to the necessary consents), allowing purchasers the opportunity to create additional living accommodation in the future.

The attached garage is conveniently accessed internally from the rear porch enhancing the home's practicality.

The property is presented in good decorative order throughout and further benefits from double glazing and gas central heating.

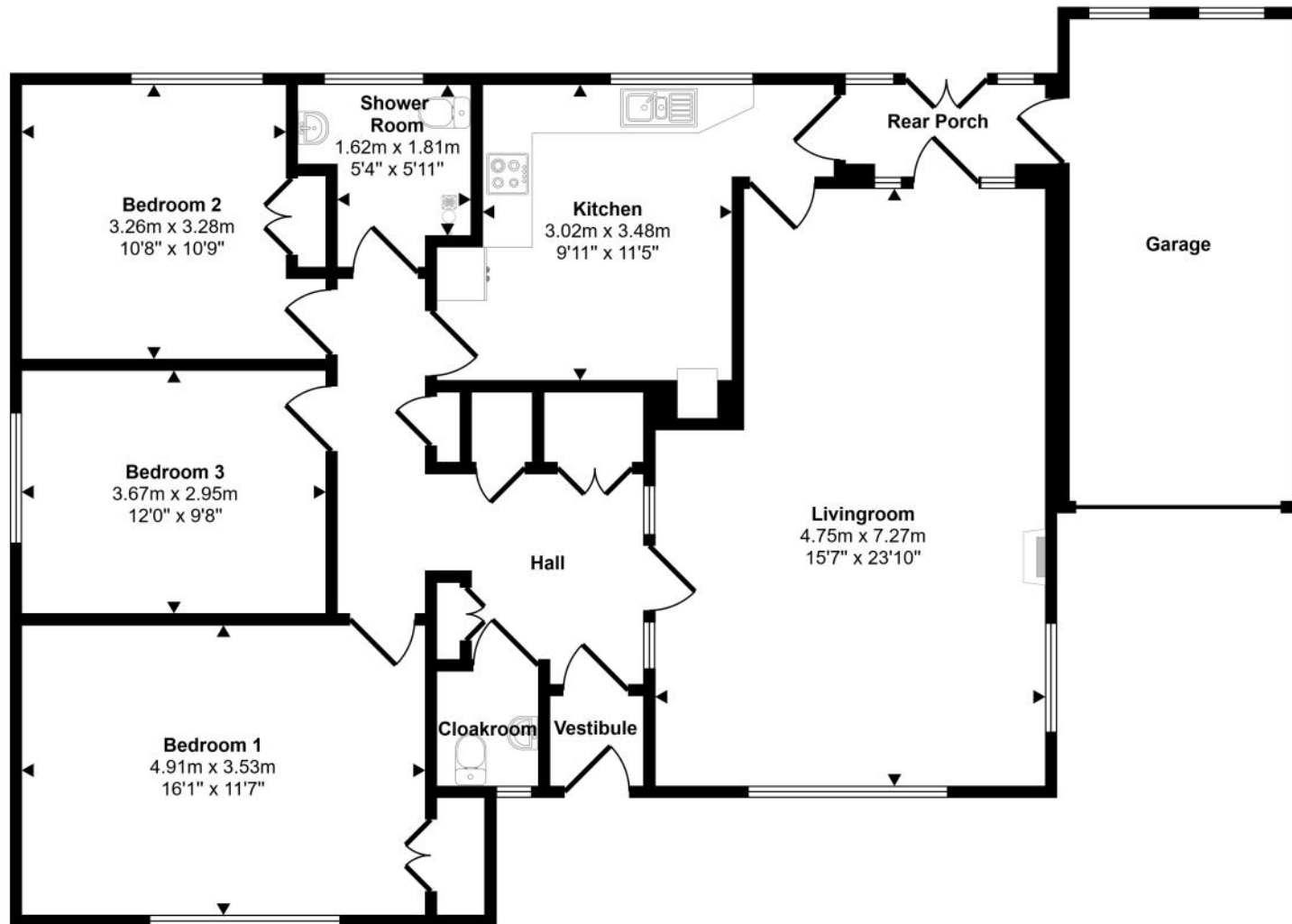
Early viewing is highly recommended.

The Location

The Avenue is widely regarded as one of Girvan's most desirable residential addresses. Schools and parks are nearby, while the town's beautiful beach is approximately a 10-minute walk away. Shops, everyday amenities and the railway station are all within easy reach, making this an outstanding location for family life as well as convenient everyday living.



Approx Gross Internal Area
133 sq m / 1431 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.



















Lifestyle

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances |

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

General Comments

Home report available upon request.

Council Tax Band

E

Energy Efficiency Rating

D66

To view contact



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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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