



THOMAS MURRAY
PROPERTY



74 Glendoune Street

Girvan

KA26 0AB













74 Glendoune Street, Girvan

Spacious four-bedroom home with extensive rear garden, garage and outstanding potential

A generously proportioned four-bedroom home occupying a convenient location within easy walking distance of Girvan's beach, schools, parks and local shopping.

Extending to approximately 137 sq m (1,479 sq ft), this substantial property offers flexible family accommodation over two levels together with a large enclosed rear garden, excellent off-street parking accessed from the rear lane, a garage and a sizeable outbuilding.

While the property would benefit from cosmetic updating and modernisation, it presents an excellent opportunity for purchasers looking to create a spacious family home.

The ground floor comprises a vestibule and hallway, a front-facing living room, a dining kitchen, a large bedroom, a versatile fourth bedroom/home office/study, a rear porch and a shower room.

Upstairs, the landing leads to two particularly generous double bedrooms, including an impressive principal first-floor bedroom measuring over 18 feet in length.

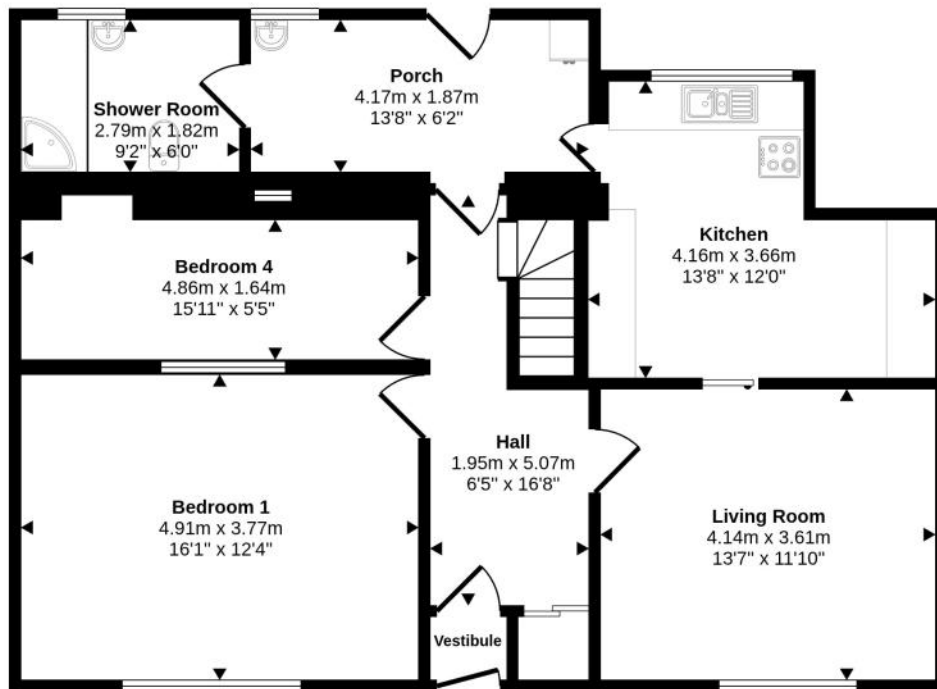
The extensive rear garden is a real highlight of the property, offering ample space for families, gardening enthusiasts or future landscaping projects. Vehicle access from Ballybroke Street provides generous off-street parking, complemented by a garage and a substantial outbuilding offering excellent storage or workshop potential. The outbuilding is an additional feature of the property and offers exciting potential for adaptation, subject to the necessary consents, perhaps providing an annex/granny flat, teenagers' accommodation, home office, studio or other useful ancillary space.

Key Features

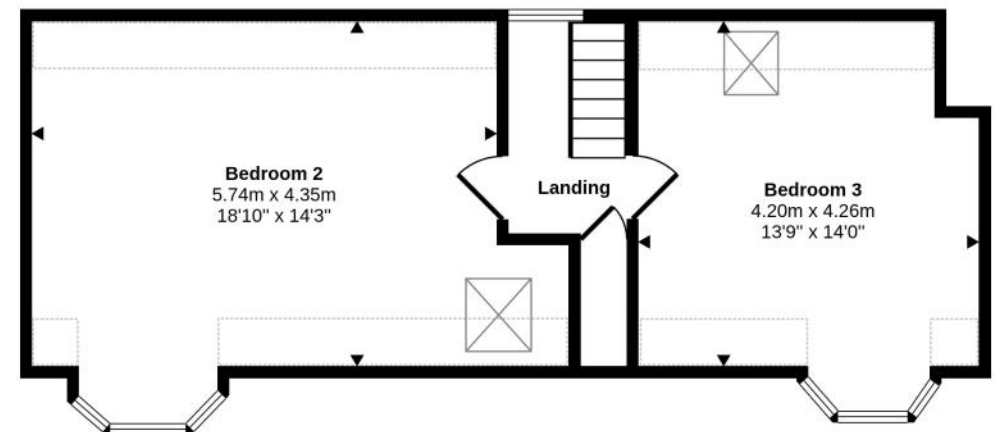
- Spacious four-bedroom family home
- Approx. 137 sq m (1,479 sq ft)
- Flexible accommodation over two floors
- Large enclosed rear garden
- Rear lane access with ample off-street parking
- Garage and substantial outbuilding
- Excellent scope for modernisation
- Walking distance to the beach, schools, parks and local shopping



Approx Gross Internal Area
137 sq m / 1479 sq ft



Ground Floor
Approx 86 sq m / 926 sq ft



First Floor
Approx 51 sq m / 553 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 and Lifestyle

74 Glendoune Street enjoys a convenient position within Girvan, with everyday amenities close at hand. A local Premier convenience store is just a short walk away, while schools, parks and recreational facilities are all easily accessible. Girvan's attractive seafront and sandy beach are only a few minutes' walk from the property, making this an appealing location for families and those looking to enjoy coastal living.

Girvan benefits from an ASDA, a railway station providing links north to Ayr and Glasgow. 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. Nursery, primary and secondary schooling.

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.

Council Tax Band

D

Energy Efficiency Rating

E52

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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