



21 Glendoune Street

Girvan

KA26 0AA

Fixed Price, No Onward Chain, and Highly Motivated Sellers









21 Glendoune Street, Girvan

A attractively modernised four bedroom traditional home offering comfortable and versatile accommodation, making it an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers, retirees or those simply looking for life style change

The property enjoys a convenient location, situated just a four-minute walk from the beach and within easy reach of a range of local amenities including shops, parks and schooling.

This middle terrace house offers generous and versatile accommodation within a traditional property which has undergone a comprehensive programme of modernisation. The improvements include a new electrical installation, new gas central heating system, modern fitted kitchen, new bathroom and refreshed décor throughout, allowing the new owner to move in with little work to undertake.

Internally, the property provides four bedrooms, a bright living room, separate dining room and a particularly spacious welcoming hallway, with the accommodation arranged over two levels. The modern kitchen provides a stylish and practical heart to the home, while the newly fitted bathroom complements the contemporary finish throughout.

To the rear is an elevated garden area with timber decking, providing an attractive outdoor space for sitting out and entertaining.

This is a property that combines the character and proportions of a traditional home with the benefit of modern improvements, and early viewing is recommended.

Location and Lifestyle

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.

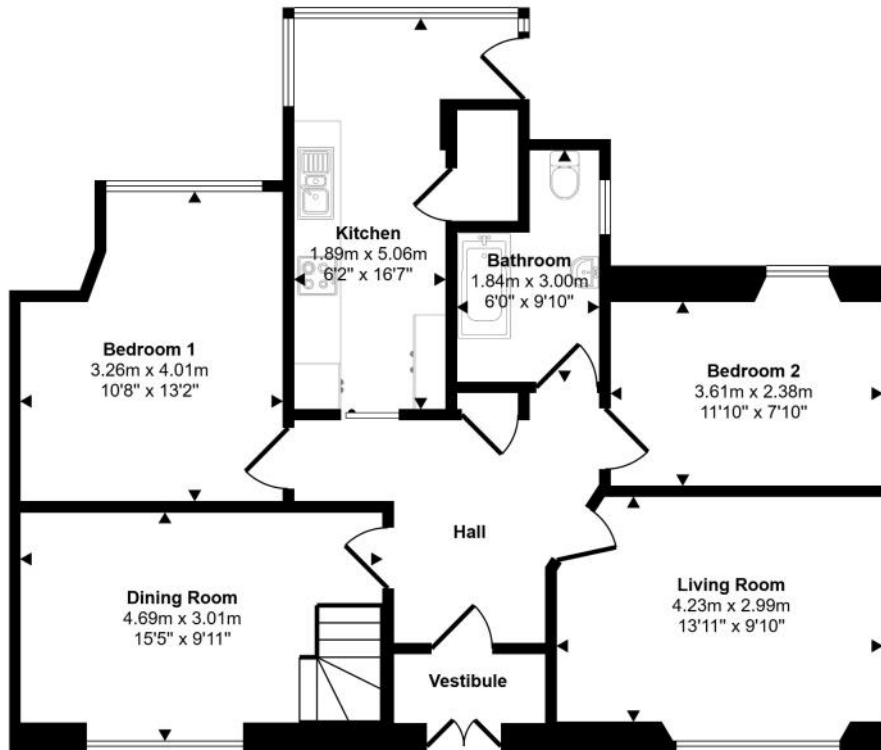
Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour.

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

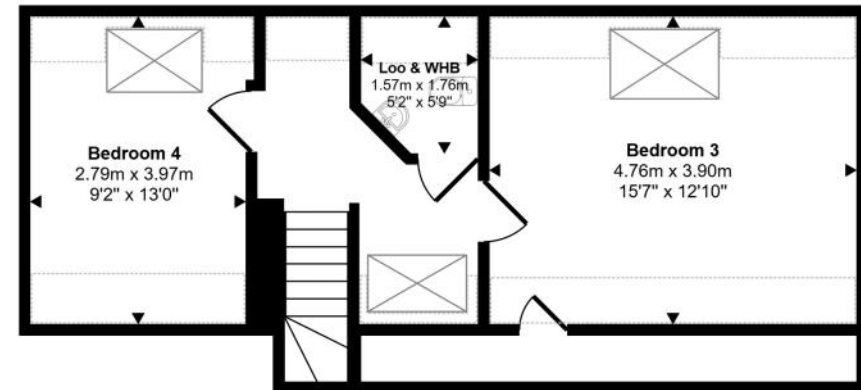


Approx Gross Internal Area
129 sq m / 1391 sq ft



Ground Floor
Approx 81 sq m / 876 sq ft

Denotes head height below 1.5m



First Floor
Approx 48 sq m / 514 sq ft

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

C

Energy Efficiency Rating

C68

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.



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