



THOMAS MURRAY
PROPERTY



16 Penkill Road
Girvan
KA26 9EG

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Living Room



Dining Room



Living Room



Living Room

Spacious 3 bedroom semi detached house situated in a nice residential locality from where all local amenities are easily accessible.

This roomy 5 apartment, 2 storey house was built circa 1930s and is of brick construction under a roof clad with rosemary clay tiles. There are garden areas to the front and rear of the house which have been laid in mono block/paving for easier upkeep and also a single garage and greenhouse.

Windows are double glazed in uPVC casements and central heating is by way of gas. The gas boiler was installed in October 2011 and has received annual servicing since. The most recent service was completed 26th January 2020.

The accommodation is arranged as follows: Entrance Vestibule with double glazed uPVC main door, under stair cupboard with electrical switch gear comprising meter and consumer box and timber/glass inner door to hall; the Hall provides access off to the dining room, kitchen and stair to first floor. The Dining Room, with window to front, has a wide archway through to the living room. The Living Room is an attractive space with wide bay window to front, alcove and gas fire. The Kitchen, with window to rear and double glazed/uPVC back door, is fitted with an older range of cabinets extending at base and wall mounted levels and which further comprise stainless steel sink with mixer tap. Built in cupboard. The gas central heating boiler is housed in the kitchen.

Upper floor has landing with window to side. The landing provides access off to 3 bedrooms and shower room. Ceiling hatch to loft. Bedroom 1, with window to front, has built in cupboard and fitted wardrobes with sliding doors. Bedroom 2 has window to front and fitted wardrobes. Bedroom 3 has window to rear. All 3 bedrooms are doubles. The Shower Room, with window to rear, comprises wash hand basin, shower stall with mixer shower unit and WC. Walls are tiled and the walls around the shower stall are in wet wall.

The front garden space is bounded by low level block brick wall and there are double wrought iron gates affording vehicle access and a second gate for foot access. At the rear the garden is paved and is enclosed by wall and fence. The garden backs on to the railway line. The single garage has up and over door and also a side door.

Penkill Road is an established residential area where surrounding properties are of similar style and vintage. From Penkill Road there is easy access to Asda, railway station, bowling green, library and tennis courts. This is a great family home, rarely available on the market.

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

Living Room	17'6" reducing to 14'7" x 12'6" reducing to 11'5"
Dining room	11'3" x 10'2" at widest points
Kitchen	7'10" x 12'4"
Bedroom 1	12'10" x 11'4" reducing to 10'4"
Bedroom 2	12'11" reducing to 10'10" x 10'3" at widest
Bedroom 3	9'10" x 10' at widest points
Shower Room	6'3" x 5'9"

Dimensions are approximate and the floor plan is not to scale



Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2





Bedroom 2
Bedroom 3
Shower Room
Garage





Front Garden



Rear Elevation

Directions

On entering Girvan travelling from Ayr proceed on Vicarton Street and turn left, just after pedestrian crossing, on to Montgomerie Street. Proceed ahead on Montgomerie Street and turn second left, Maxwell Street. Proceed ahead and at Y fork veer right on to Troweir Road and from Troweir Road turn 3rd left, Penkill Road. Proceed ahead on Penkill Road where the property for sale is situated on the right hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: Band C (70)

Viewing

By appointment only. Contact the agents, Thomas Murray Property, telephone 01465-713498 or email enquiries@thomasmurrayproperty.com



Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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