



THOMAS MURRAY
PROPERTY



27 Roxburgh Road

Girvan

KA26 0BL



Living Room



Kitchen



Living Room



Kitchen

27 Roxburgh Road, Girvan

This is a spacious 3 bedroom mid terrace house with tidy garden spaces front and rear.

The house, built circa late 1940s, is brick built under a pitched slated roof. Windows are double glazed in uPVC casements and central heating is by way of gas. The boiler was serviced September 2020 and is three years old.

The roomy interior is arranged over two floor to comprise: Entrance Vestibule with double glazed uPVC front door and timber/glass inner door. The Hall provides access to the living room and kitchen and where there is access to a walk in cupboard in which is a window to the front and a cabinet with the electrical switch gear. The stairs are off the hall. The Living Room is a large space with window to front, fireplace, and alcove. The Kitchen is to the back of the house with window to garden. The kitchen is fitted with base and wall mounted cabinets, a dining table, integrated hob, oven and extractor, dishwasher and fridge. The floor is tiled, there is a double glazed /uPVC back door and walk in cupboard under stair where the central heating is housed.

Heading up the stairs there is a light and airy stairwell with window to rear. On the landing there are doors off to the three bedrooms and bathroom. There is a built in cupboard and ceiling hatch to loft. Bedroom 1 is a double bedroom with window to front and a range of fitted furniture. Bedroom 2, with window to front is a double bedroom with built in wardrobe. Bedroom 3 is another double bedroom having window to rear and built in wardrobe. The Bathroom, with window to rear, has tiled walls and floor and comprises bath with electric shower over and glass screen to side, wash hand basin and WC.

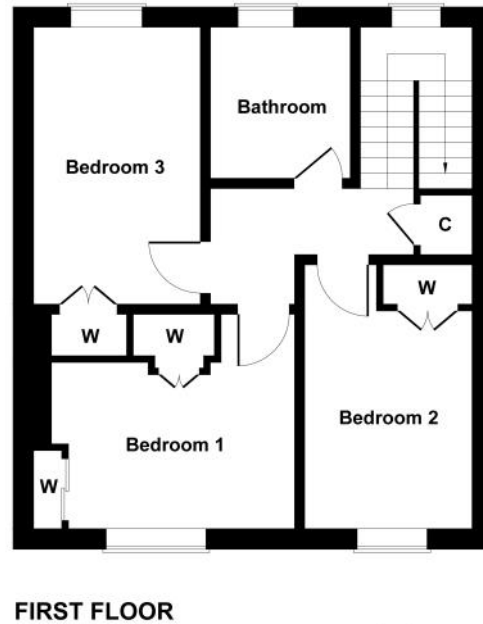
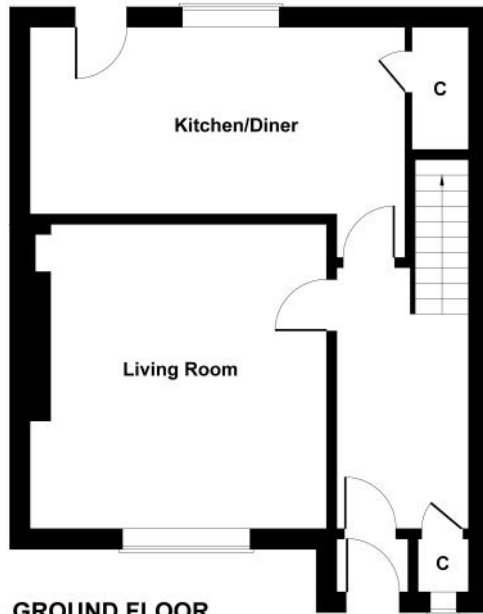
The front garden, bounded by way of low level wall, is paved and further comprises a border. Accessed from the street by way of galvanised gate. The rear garden, enclosed by wall and fence is paved and there is small area of lawn. In the garden there is a timber shed, cold frame and green house. There is a pend between the property and the neighbouring house affording access from the front round to the back.

The house is in a street comprising properties of similar style and vintage and is a good locality for easy access to schools, Victory Park and the towns main street. All other local amenities are readily accessible

A good solid house well worth viewing.

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.

27 Roxburgh Road, Girvan



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



Living Room	14'3" x 13'6" reducing to 12'3"
Kitchen	8'9" x 16'8"
Bedroom 1	10'1" x 10'9" and 1'10" x 5'
Bedroom 2	11'7" x 9'1" and 1'8" x 4'10"
Bedroom 3	11'2" x 9'9"
Bathroom	5'11 x 6'11"
Walk in Cupboard off Hall	3'11" x 2'8"

Dimensions are approximate.



Hall



Hall



Hall to Entrance Vestibule



Stairwell



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



Living Room



Kitchen



Rear Elevation



Back Garden

Directions

On entering Girvan travelling from Ayr proceed ahead and continue to traffic lights at town square/ clock tower. Here proceed straight ahead. Continue on Dalrymple Street and turn second right to Wesley Road. Proceed along Wesley Road, passing the Primary School to T junction and turn right to Victory Park Road. Continue ahead and at T junction turn right and then sharp left to McMaster Terrace/Roxburgh Road. Carry on and the Property is located toward the end of the road on the left hand side.

General

Home Report is available on request.

There is potential for off street parking to be formed with the front garden space. The walk in cupboard off the hall could be converted to form a downstairs toilet. Such alterations would be subject to obtaining the appropriate consent.

Council Tax: Band B

EER: D (64)

To view contact



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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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