



THOMAS MURRAY  
PROPERTY



8 Rodney Drive  
Girvan  
KA26 9DZ





Rear Elevation



Living Room



Living Room



Dining Room



Kitchen



Conservatory





Living Room



Dining Room

## 8 Rodney Drive, Girvan

Attractive link bungalow with 2 bedrooms, 2 reception rooms and conservatory standing in an established garden

The house is in good locality and schools, parks and shops are all easily accessible.  
The beach is about at 15 minute walk

There is a wide mono block drive and garage with electronic up and over door

The house is well presented. Double glazed. Gas central heating

The accommodation is arranged all on the level comprising

Entrance Vestibule with double glazed/uPVC front door

Hall with a handy walk in cupboard which is presently fitted out as an office

Spacious Living Room with wide alcove and fireplace

Dining Room with double, timber glass doors through to conservatory

The Conservatory has a lovely aspect over the garden

Kitchen with integrated hob and column mounted oven

There is a covered area at the side of the house linking across to the garage and from here there is access to the garage and two outhouses

Bedroom 1 with built in wardrobe

Bedroom 2 with built in wardrobe

Both bedrooms are good size double bedrooms

Modern Shower Room

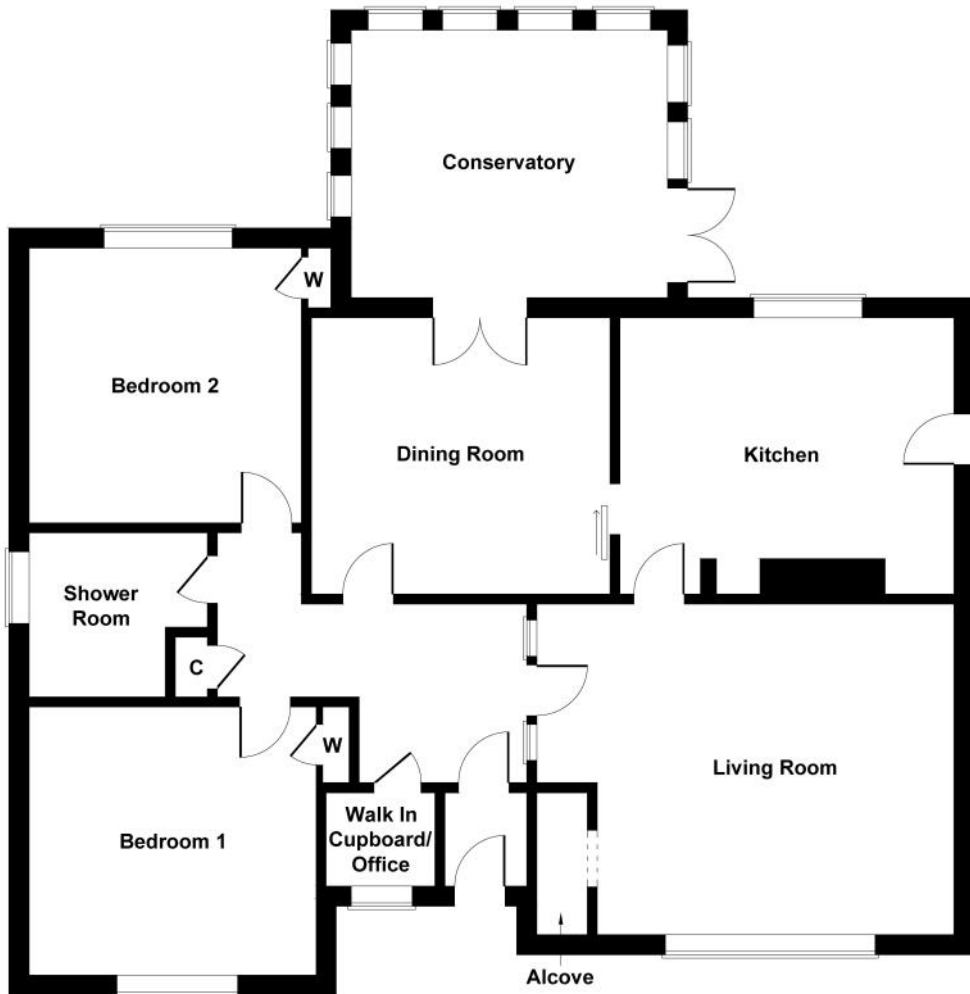
Substantial floored and lined attic with excellent scope to be adapted

The front garden is in lawn with planted border. At the back, the garden is in lawn and has established planting which affords shelter and privacy. There is a timber summer house

A well proportioned house offering a good balance of accommodation

Viewing is highly recommended

## 8 Rodney Drive, Girvan



Living Room	13'8" x 16'8"
Dining Room	11'5" x 11'11"
Conservatory	11'8" x 12'7"
Kitchen	9'10" x 14'1"
Bedroom 1	11'10" x 11'4"
Bedroom 2	11'10" x 11'4"
Shower Room	6'9" x 5'1" and 3'3" x 1'7"
Walk in cupboard/small office	3'11" x 5'7"
Garage	17' x 10'1"

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

### Location

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 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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

### Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing (opposite ASDA) turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Continue ahead and turn second left, North Drive. Proceed straight on and turn first right, Wheatfield Road. A short distance along turn left, Rodney Drive. The Property is situated a short distance along on the right hand side.



Hall





Hall



Kitchen



Conservatory



Covered area between side of house and garage



Bedroom 1



Bedroom 2



Shower Room



Bedroom 1



Bedroom 2



Shower Room



Covered area between side of house and garage





Front garden



Back Garden

### General

Home Report available on request

The garage has light and power as do the 2 outbuildings.

The central heating boiler is located in the loft.

Any development of the loft space to form additional living space would be subject to obtaining the appropriate local authority consent.

### Council Tax

Band E

### Energy Efficiency Rating

D 66

### 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 |

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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