



THOMAS MURRAY
PROPERTY



11 Troweir Road
Girvan
KA26 9EB



Living Room



Kitchen

11 Troweir Road, Girvan

Ground floor, 2 bedroom flat forming a block of 4

The flat comprises

Entrance Vestibule with double glazed/uPVC main door

Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Double glazed. Gas central heating

Garden spaces front and rear

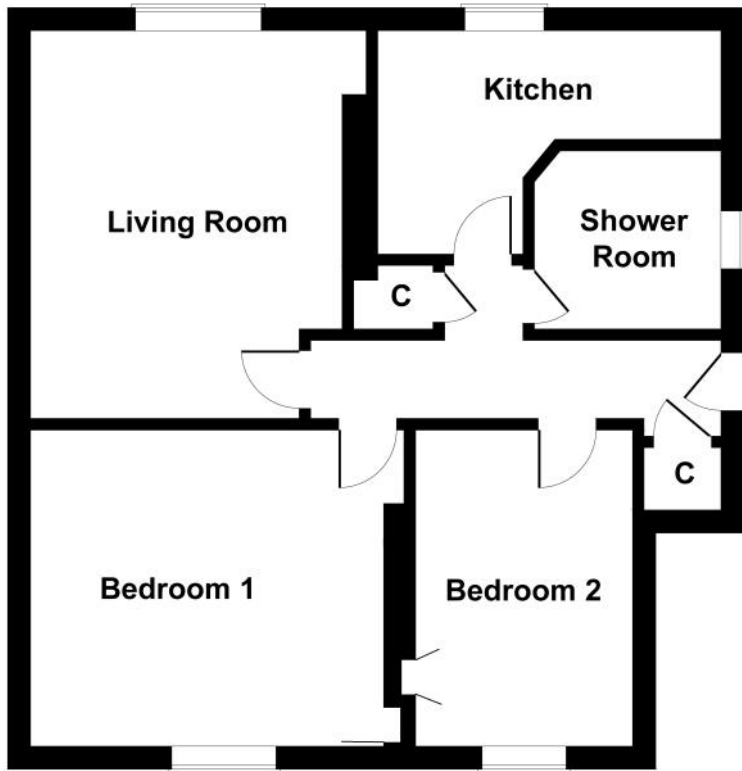
The flat and the garden are in poor order and require improvement

Situated in a good area for easy access to ASDA, railway station, library, bowling green, parks and schools. The beach is a 15 minute walk



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



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



Living Room	14'4" x 12'3"
Kitchen	7'3" x 5'2" & 4'4" x 6'4"
Bedroom 1	12'10" x 12'5" reducing to 13'6"
Bedroom 2	12'10" x 7'9"
Shower Room	5'7" x 5'8"



Hall



Hall



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Front Garden



Rear Elevation



Back Garden

Directions

Travelling to Girvan from Ayr on A77 proceed ahead into town, pass through pedestrian crossing opposite ASDA and turn 1st left, Montgomerie Street. Continue ahead and turn 2nd left, Maxwell Street. Proceed ahead and at Y fork, veer right, Troweir Road. The Property is situated a short distance along on the left hand side.

General

Home Report available on request

Council Tax

Band A

Energy Efficiency Rating

D (67)

To view contact



Tel: 01465 713498

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.



Living Room

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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