



THOMAS MURRAY
PROPERTY



20 Troweir Road
Girvan
KA26 9EA



Front Garden



Living Room



Living Room



Kitchen



Living Room



Kitchen

20 Troweir Road, Girvan

Spacious 3 bedroom first floor flat with garden and garage and situated in a great location convenient for ASDA, schools, railway station, bowling club and library

The beach is about a 12 minute walk from the flat

The flat is in good decorative condition. Double glazed. Gas central heating

Comprises

Entrance Vestibule with double glazed/composite front door

Hall

Attractive L shape Living Room with space to dine

Fitted Kitchen with integrated hob and oven and downlights

Bedroom 1

Bedroom 2

Bedroom 3

All three bedroom are double bedrooms

Tiled Bathroom with mixer shower over bath

There is an area of garden at the front, along the path leading to the stairs to flat. The larger garden space is at the back and this area is bounded by timber fence and comprises lawn.

The garage has up and over door, light and power

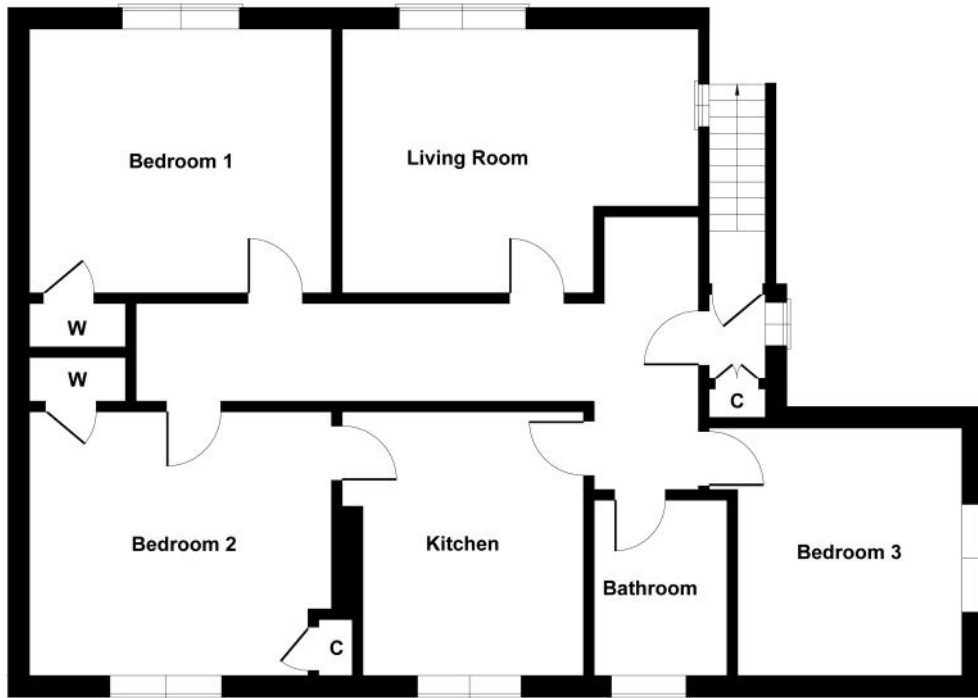
This is a lovely property in a great location, viewing is strongly advised



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

20 Troweir Road, Girvan



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



Living Room	12'2" x 11'7" & 8'2" x 4'4"
Kitchen	12'2" x 10'2" & 3'6" x 1'6"
Bedroom 1	12'2" x 13'1"
Bedroom 2	12'2" x 13'1" reducing to 12'3"
Bedroom 3	11'5" x 10'4"
Bathroom	8'1" x 5'3"



Hall



Hall



Dining Space



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Living Room



Kitchen



Bathroom



General Surroundings



Back Garden



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. Proceed ahead almost to very top of street. The flat is located on the right hand side.

General

Home Report available on request

The flat is situated in a larger building, 4 in a block.

The drive is shared with the proprietor of the ground floor flat.

There are two outhouses under the stair to the flat, which belong to the flat.

Council Tax

Band B

Energy Efficiency Rating

C (76)

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.

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com