



THOMAS MURRAY
PROPERTY



27 Rodney Drive
Girvan
KA26 9DZ



View from front of house



Living Room



Kitchen



Living Room



Living Room

27 Rodney Drive, Girvan

Detached, 3 bedroom bungalow situated in an elevated position from where the house has an attractive south facing view toward the town

Lovely area and about a 20 minute walk to the beach

Garden front and back and drive

The house comprises

Hall

Spacious Living Room with wide, ceiling to floor window. Through to Dining Area

Kitchen with integrated ceramic hob, double oven, fridge and freezer

Bedroom 1

Bedroom 2 with 2 built in wardrobes

Bedroom 3

Shower Room

Double glazed. Gas central heating

The front garden is laid in gravel and is planted. Steps up to front door. The back garden is fashioned into different spaces comprising paved terraces, gravelled areas and planted borders

There is space for a garage. Timber shed

The house has further potential

A good house in a good location, viewing is advised



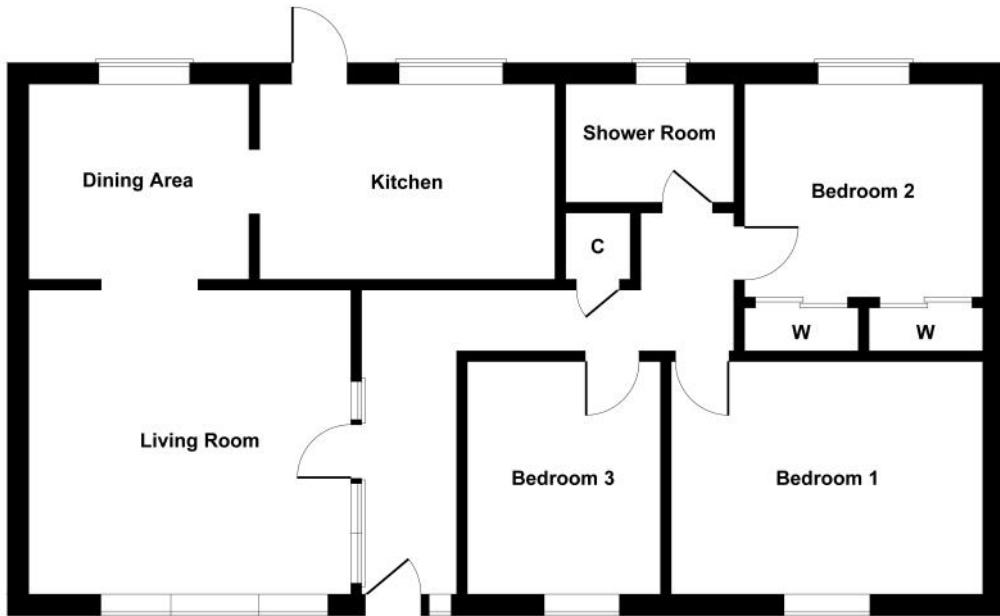
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay

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

27 Rodney Drive, Girvan



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



Hall



Hall

Living Room	14'2" x 15'
Dining Area	9'1" x 9'9"
Kitchen	9' x 13'3"
Bedroom 1	10'10" x 14'6"
Bedroom 2	9'11" x 11'1"
Bedroom 3	10'9" x 7'10"
Shower Room	5'6" x 7'10"



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Shower Room



Dining Space



Back Garden



Front Garden



Front Garden

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 house is situated a little further along on the left hand side just at the point the road bends to the right.

General

Home Report available on request

Council Tax

Band E

Energy Efficiency Rating

D 59

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.



Back Garden



Back Garden



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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