



THOMAS MURRAY  
PROPERTY



14 Rodney Drive  
Girvan  
KA26 9DZ



Rear Elevation



Living Room



Kitchen

## 14 Rodney Drive, Girvan

Semi detached, 3 bedroom bungalow in a lovely area and about a 20 minute walk to the beach

The house comprises

Entrance Vestibule

Hall

Spacious Living Room

Kitchen

Rear Porch

Bedroom 1

Bedroom 2

Shower Room

Upstairs

Bedroom 3

Double glazed. Gas central heating

There is large roof space, which is accessed from Bedroom 3 and this space has great development potential

Lower maintenance garden spaces front and back | front is paved and the back is gravelled, with green house and timber shed

Tarmac drive to Garage

The house and garden spaces require some general improvement. The property has excellent possibilities

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

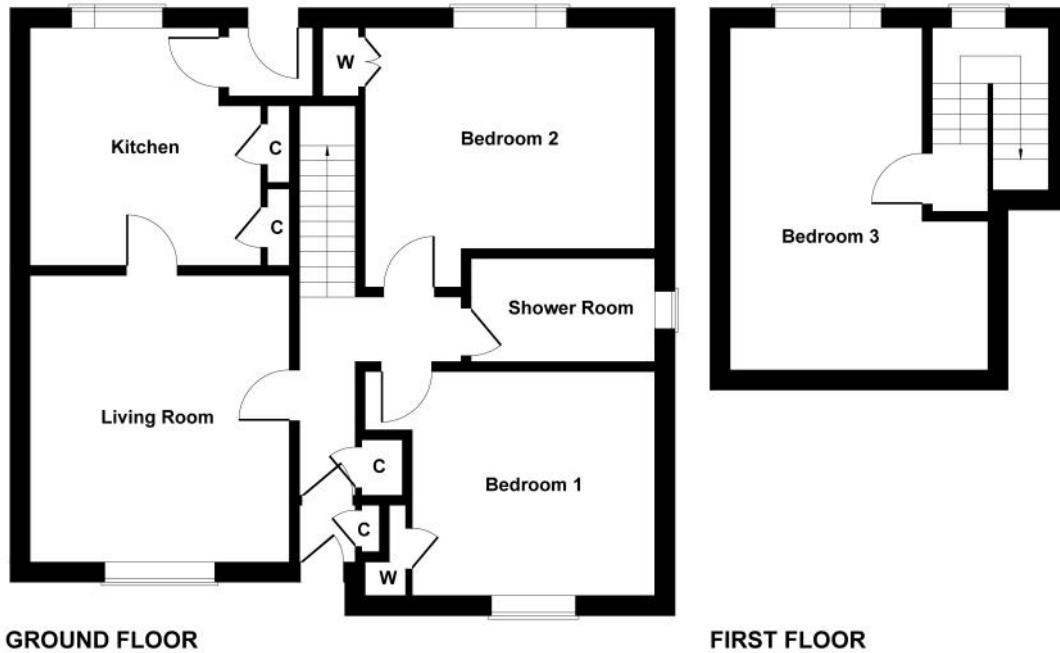


Living Room



Kitchen

## 14 Rodney Drive, Girvan



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



Living Room	14'5" x 12'10"
Kitchen	12' x 11'5" reducing to 11'5"
Bedroom 1	10'10" x 11" & 3' x 10'
Bedroom 2	10'11" x 14'4" & 2'5" x 4'7"
Bedroom 3	16'11" x 9'6" & 7' x 3'10"
Shower Room	5'9" x 9'1"



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Shower Room



Stairwell



Stairwell





Bedroom 3



En Suite



Living Room



Kitchen



Back Garden



Back Garden

### Directions

Travelling from Ayr on A77, on entering Girvan proceed ahead on Vicarton Street. Just after pedestrian crossing, opposite ASDA, turn left Montgomerie Street. Continue ahead to the end of this street and turn left, The Avenue. Proceed ahead and take second left, North Drive. Proceed ahead a short distance and turn right to Wheatfield Road and then left to Rodney Drive. The Property is situated a little further along on the right hand side.

### General

Home Report available on request

Any development of the roof space is subject to obtaining the appropriate Local Authority consent

### Council Tax

Band D

### Energy Efficiency Rating

D (57)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.



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