



THOMAS MURRAY  
PROPERTY



22 Roxburgh Road  
Girvan  
KA26 0BL



Rear Elevation and Back Garden



Living Room



Kitchen



Living Room



Kitchen

## 22 Roxburgh Road, Girvan

Nicely presented 2 bedroom ground floor flat with conservatory

The flat forms part of a block of 4 and is in a good location for easy access to parks and schools

The beach is only a 10 minute walk from the flat

The flat comprises

Hall with 2 built in cupboards and double glazed main door

Living Room

Kitchen with integrated hob, oven, fridge and freezer

Bedroom 1 with fitted wardrobes

Bedroom 2

Conservatory

Modern Shower Room with tiled walls and floor

Double glazed. Gas central heating

Easy to keep garden spaces front and back

A tidy property well worth viewing



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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

## 22 Roxburgh Road, Girvan



### GROUND FLOOR

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



Hall



Hall

Living Room	14'4" x 12'5" reducing to 10'4"
Kitchen	6'11" x 5'4" and 4'3" x 6'3"
Bedroom 1	12'9" x 11'7" reducing to 10'4"
Bedroom 2	12'9" x 7'9"
Conservatory	9'5" x 9'7"
Shower Room	5'6" x 5'8"



Conservatory



Bedroom 1





Bedroom 2



Shower Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Front



Front Garden

### Directions

On travelling to Girvan from Ayr on A77, enter the town on Vicarton Street. Just after pedestrian crossing opposite ASDA, turn left, Montgomerie Street and proceed ahead. At end of street turn left, The Avenue. Continue ahead and turn right Queens Drive. Proceed ahead to T junction and turn right North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn right at T junction and then almost immediately left to McMaster Terrace/ Roxburgh Road. Proceed ahead where the Property is situated on the right hand side.

### General

Home Report available on request

### Council Tax

Band A

### Energy Efficiency Rating

C 73

### 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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