



THOMAS MURRAY
PROPERTY



29 Roodlands Road
Girvan
KA26 9DE



Living Room



Sitting Room



Kitchen



Living Room



Kitchen



Sitting Room



Living Room



Kitchen

29 Roodlands Road, Girvan

Beautifully presented 3 bedroom house in immaculate move in condition and situated in a great location for easy access to schools, shops and parks. The beach is 7 minutes walk from the house

This fabulous house, with distinctive sand stone frontage has been extended and has a lovely well kept garden and garage with light and power

The spacious interior comprises

Entrance Vestibule with double glazed front door

Attractive Hall

Large Living Room

Sitting Room

Stunning Kitchen with integrated appliances comprising wine chiller, washing machine, dishwasher, fridge and freezer. There is also a range style cooker and extractor canopy

Upstairs

Half Landing

Roomy Bathroom with free standing bath, separate shower, wash hand basin and WC

First Floor

Bedroom 1 with fitted furniture

Bedroom 2

Bedroom 3

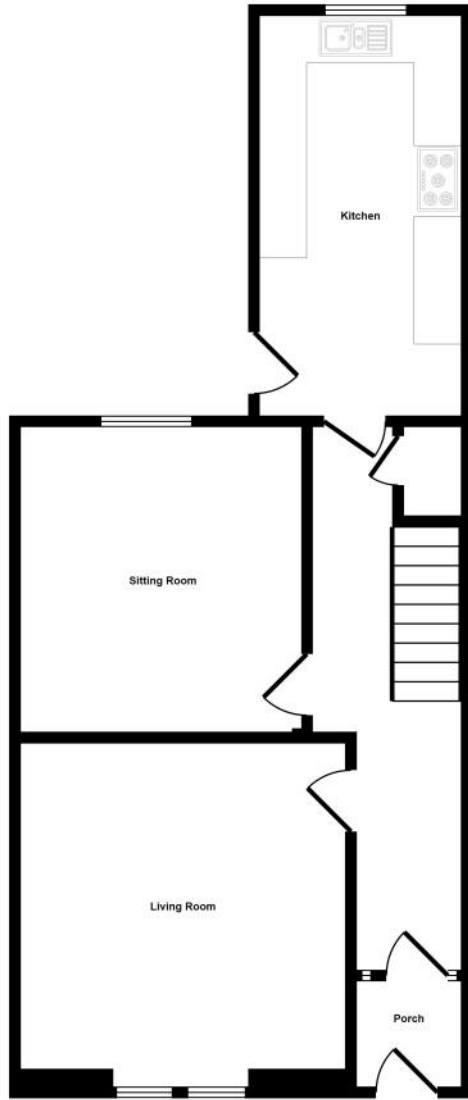
Double glazed. Gas central heating, new boiler 2019. The kitchen was completed 2021 and the appliances date from then

The house dates from circa early 1900s and displays period features such as impressive timber balustrade, doors and decorative plaster cornice in the living room

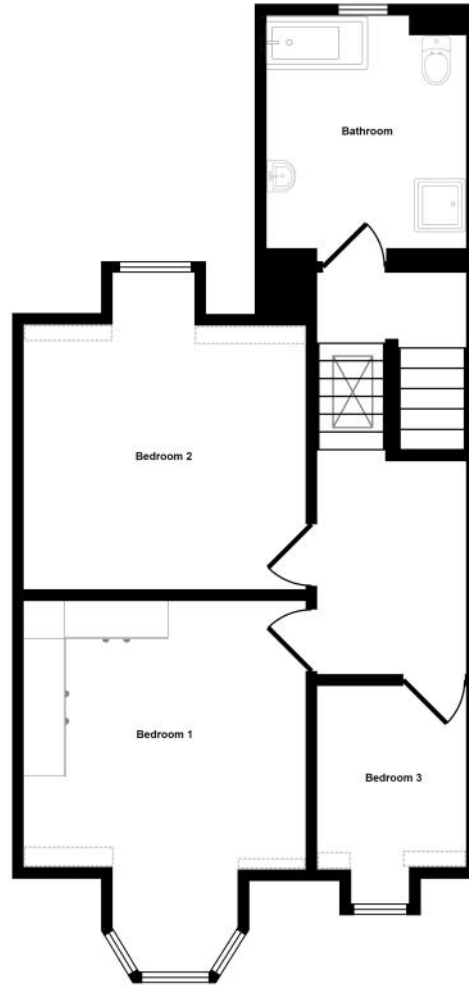
The garden is arranged to provide, small area of lawn, planted border and paved patio. There is a gate to the rear lane. In addition to the garage there is an outhouse with light and power

A fantastic house, well cared for by the present owner of 26 years

Viewing is absolutely essential




Ground Floor



First Floor

Living Room	14'10" x 14'9"
Sitting Room	13'3" x 12'9"
Kitchen	18'2" x 8'8"
Bathroom	10'5" x 9'1"
Bedroom 1	11'7"/14'8" x 12'10"
Bedroom 2	10'9" x 12'11"
Bedroom 3	7'4" x 6'10"

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Stairs



Hall



Kitchen



Hall



Hall



Bathroom



Bathroom



Half Landing



Bathroom



Landing



Landing



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Bedroom 3



View from Bedroom 2



Bedroom 3



Rear Elevation



Garden

Location

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

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. Carry on ahead and turn first right Queens Drive. At T junction turn right North Park Avenue. Proceed ahead and turn left Victory Park and then first right Wesley Road. Turn right to Roodlands Road where the house is situated a short distance along on the right.

General

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D(59)

To view contact



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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.



Rear Elevation



Patio



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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