



THOMAS MURRAY  
PROPERTY



6 Penkill Road  
Girvan  
KA26 9EG



Rear Elevation



Living Room



Kitchen



Living Room



Kitchen

## 6 Penkill Road, Girvan

Large 3 bedroom house with garden front and back

The house is in a great locality convenient for schools, ASDA, library and railway station

The beach is about a 16 minute walk

The spacious interior comprises

Entrance Vestibule with uPVC front door

Hall

Living Room

Kitchen

Bathroom with WC, wash hand basin, and bath with electric shower over

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

All three bedrooms are good size doubles

Double glazed. Gas central heating

In the back garden there is a timber shed

A great property in a great location

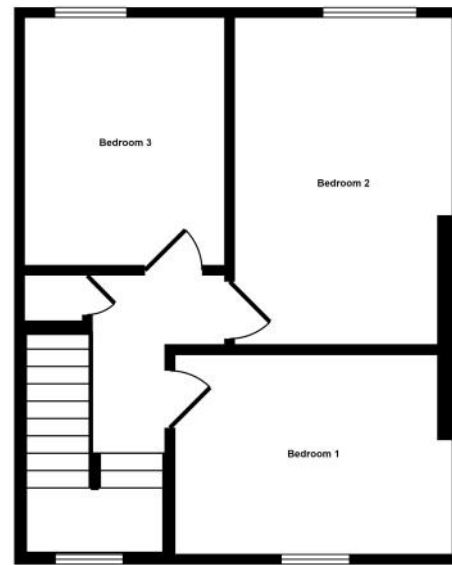
Viewing is highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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



Ground Floor



First Floor

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.

Living Room	14'11" x 13' reducing to 12'1"
Kitchen	9'4" x 12'11"
Bathroom	5'9" x 6'10"
Bedroom 1	9'6" x 13' reducing to 12'2"
Bedroom 2	15'1" x 10'4" reducing to 9'4"
Bedroom 3	11'5" x 7'8"



Hall



Hall



Entrance Vestibule



Entrance Vestibule



Living Room



Kitchen



Bathroom





Kitchen



Bathroom



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



View from Bedroom 2 and Bedroom 3



Back of House



Garden

### Directions

Travelling to Girvan from Ayr on A77. From roundabout proceed ahead on Vicarton Street and just past the pedestrian crossing opposite ASDA, turn left Montgomerie Street. Proceed ahead and then take second left Maxwell Street. Continue ahead and at Y fork bear right onto Troweir Road. Turn second right to Penkill Road, the property is situated a short distance along on the right hand side.

### General

Home report available upon request

There is a right of access across the neighbouring property for the movement of wheelie bins etc

The slot in cooker, washing machine and fridge/freezer are to be included in the sale

### Council Tax

B

### Energy Efficiency Rating

D (64)

### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)