



THOMAS MURRAY  
PROPERTY



9 McCulloch Road  
Girvan  
KA26 0EF



Living Room



Kitchen



Living Room



Kitchen



Living Room



Conservatory

## 9 McCulloch Road, Girvan

Lovely, roomy 3 bedroom house with off street parking, garden at rear and conservatory addition

This mid terrace house is located close to Victory Park and schools. The beach is a 16 minute walk from the house

The spacious interior comprises

Entrance Porch

Hall

Living Room

Conservatory

Fitted Kitchen

with integrated hob, oven, dishwasher, washing machine and fridge freezer

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

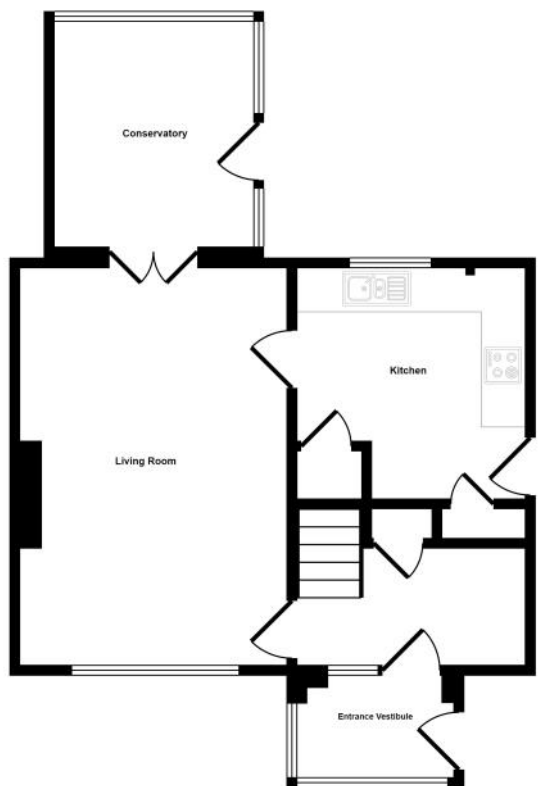
Gas central heating. Double glazed

Viewing of what is an attractive home is highly recommended

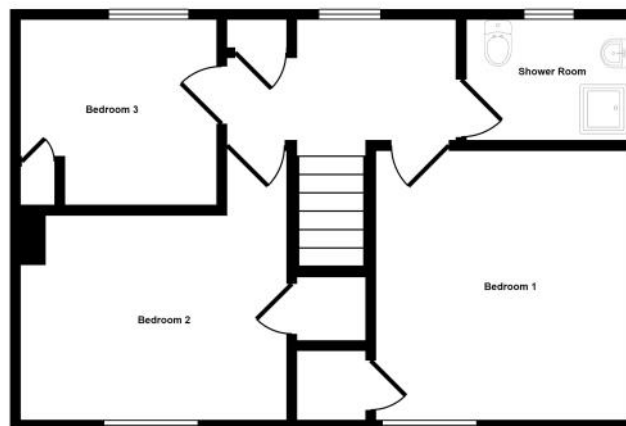
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; 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

Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 50 sq m / 543 sq ft



First Floor  
Approx 46 sq m / 497 sq ft

Living Room	17'11" x 12'1" reducing to 10'10"
Conservatory	10'1" x 9'
Kitchen	10'3" x 10'5" at widest points
Bedroom 1	12'2" x 11'7"
Bedroom 2	9'2" x 12'1" at widest & 2'10" x 2'9"
Bedroom 3	8'4" x 8'10" at widest
Shower Room	5'3" x 7'4"

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.



Entrance Vestibule



Hall



Hall



Landing





Conservatory



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Landing



Back Garden



Back Garden

### Directions

Travelling to Girvan from Ayr. Proceed on A77 and approach town on Vicarton Street. After pedestrian crossing turn left, Montgomerie Street. Continue ahead and at end of road turn left The Avenue. Proceed ahead to the top of The Avenue and at T junction turn right Coalpots Road. Continue ahead and turn right South Park Avenue and first left to McCulloch Road. The house is a short distance along on the left hand side.

### General

Home report available upon request.

The gas fire in the living room no longer works.

The rear of the house can be accessed by way of pend. The pend is shared with the neighbouring proprietor.

There is an outhouse.

### Council Tax Band

Band B

### Energy Efficiency Rating

D (63)

### 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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