



THOMAS MURRAY
PROPERTY



15 Saugh Hill Road

Girvan

KA26 0BW



Living Room



Kitchen



Living Room



Kitchen

15 Saugh Hill Road, Girvan

Spacious 3 bedroom flat

The flat is located in a cul de sac and is close to Victory Park, Girvan Primary and Girvan Academy.

The beach is about a 12 minute walk

The flat has a bright interior, freshly decorated and with new floor coverings

Situated on the first floor the flat comprises

Hall with 3 built in cupboards

Large Living Room with small balcony

Dining Kitchen

Bedroom 1

Bedroom 2

Bedroom 3 with built in wardrobe

Bathroom with mixer shower over bath

Double glazed. Gas central heating.

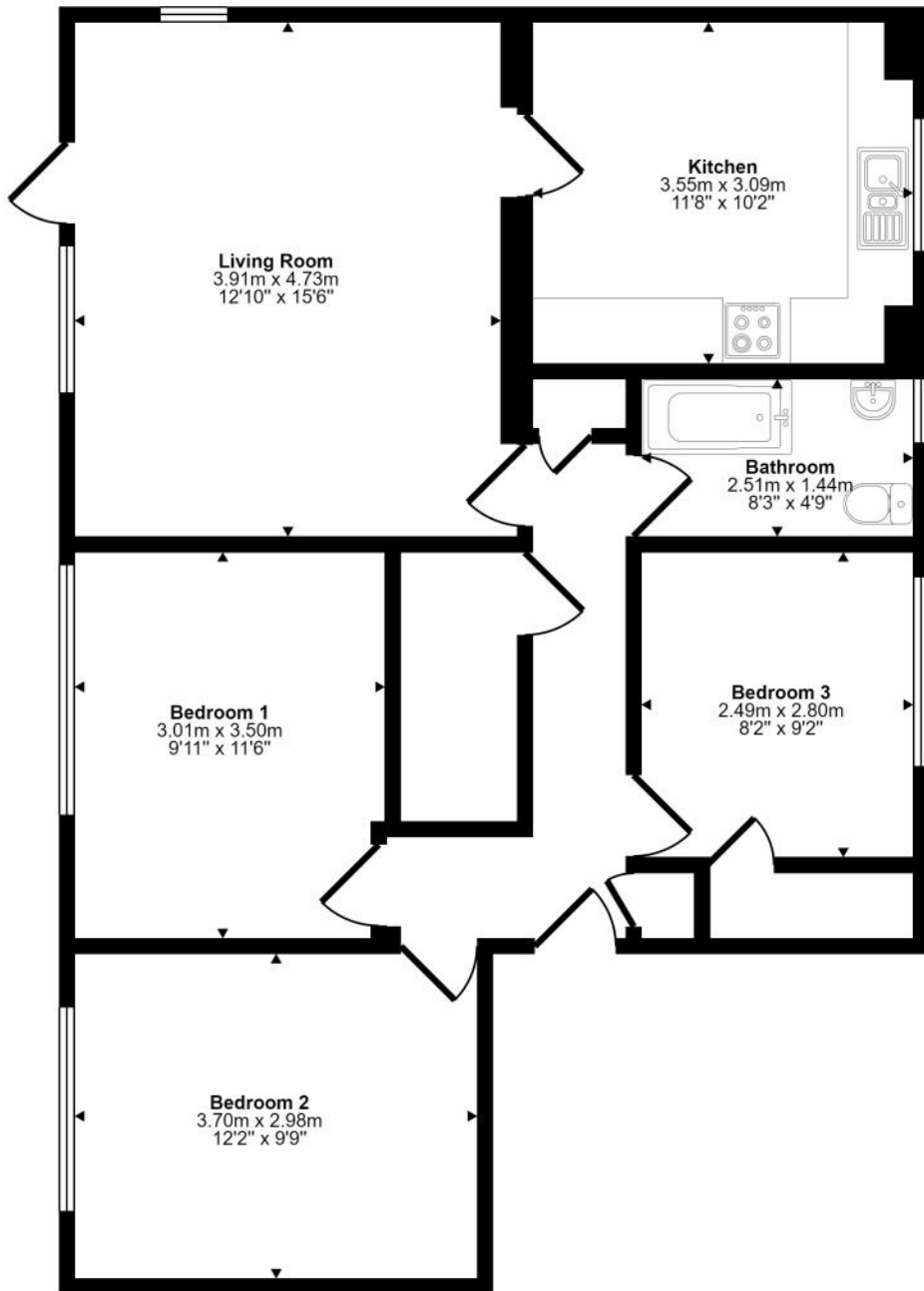
Secure entry system

A very well presented flat, viewing is recommended

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; community hospital; a town centre with a variety of shops; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport. 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

Approx Gross Internal Area
76 sq m / 823 sq ft



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Living Room



Kitchen



Bedroom 1



Balcony



Balcony



View from Balcony

Directions

Travelling from Ayr on A77, proceed ahead and at traffic lights and pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and at end of road turn left, The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right, North Park Avenue. Proceed ahead and turn left to Victory Park. Continue to junction and turn right, Wreck Road and then immediately left to McMaster Terrace/Roxburgh Road. Proceed ahead and then left turn to Fauldribbon Road. Next left to Kerr Court. Straight ahead and the turn right to Saugh Hill. Proceed ahead into the cul de sac where the flats face you. Enter the building using the door to left end of the building and take the stair to the first floor.

General Comments

Home report available upon request.

There is a shared drying green at the rear of the building

Council Tax Band

A

Energy Efficiency Rating

C (80)

To view contact



Tel: 01465 713498

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.

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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