



THOMAS MURRAY
PROPERTY



24 Rowan Road
Girvan
KA26 0BY



Living Room



Living Room Through Kitchen



Living Room



Kitchen

24 Rowan Road, Girvan

3 bedroom mid terrace house with garden front and back and lock up garage

The house comprises

Entrance Hall with built in cupboard

Bright and spacious Living Room through

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom with electric shower over bath

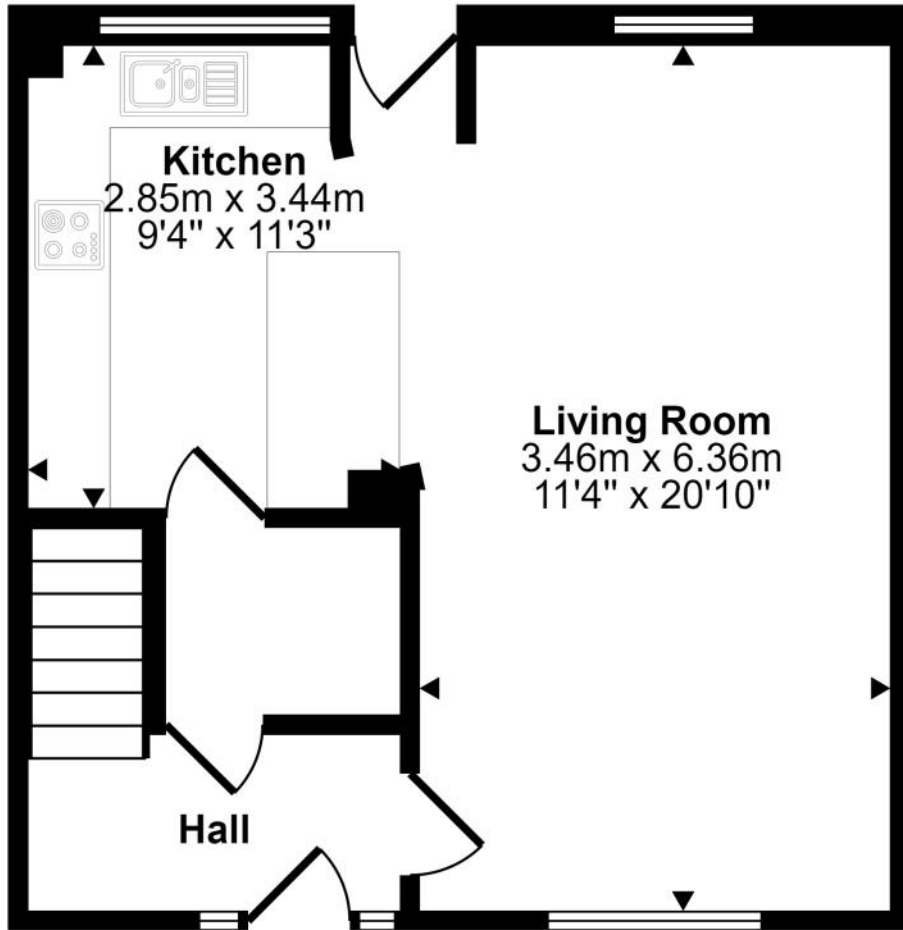
Electric storage/convector heaters. Older double glazing

The house has been thermally clad externally and our client selling advises that the roof has been cleaned and treated

Well worth viewing

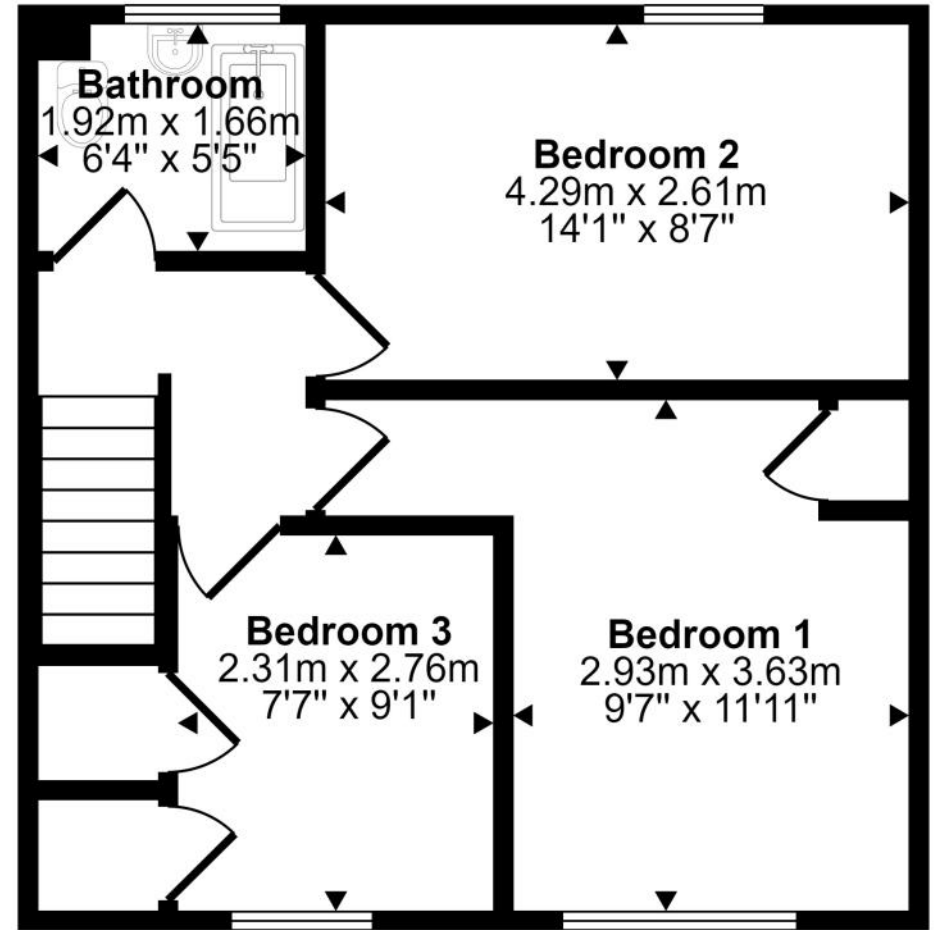
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA super-market; 18 hole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



Ground Floor

Approx 41 sq m / 439 sq ft



First Floor

Approx 41 sq m / 443 sq ft



Living Room



Kitchen



Hall



Hall



Bedroom 1



Bedroom 2



Bedroom 3



Landing



Landing



Bedroom 2



Bedroom 3



Bedroom 1



Bathroom



Rear Elevation



Back Garden

Directions

On arriving in Girvan travelling from Ayr, proceed ahead on Vicarton Street. At pedestrian crossing (opposite ASDA) turn left, Montgomerie Street and continue ahead. At end of street turn left, The Avenue. At junction at the top of The Avenue, turn right Coalpots Road. Proceed ahead for about 0.9 miles and turn right sign post Rowan Road. Continue into the Rowan Road, where there are garages. The house backs onto the carparking area. So that's the row on the left as you drive down. Walking round to the front, take the path way and then turn right, the house is a short distance along.

General Comments

Home Report is available by request.

The owner has acquired a lockup garage which is located in the row of lockups situated behind the house.

Council Tax

B

EER

D (59)

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.



Front Garden

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

01465 713498

enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com