



THOMAS MURRAY  
PROPERTY



10 Fauldribbon Road

Girvan

KA26 0BS





Kitchen



Kitchen



Living Room





Hall

## 10 Fauldribbon Road, Girvan

Attractively presented 2 bedroom end of terrace house  
in a nice street, close to schooling and park

The house is only 8 minutes walk to the beach

The house has a very stylish interior comprising

Hall

Living Room

Stunning kitchen with central island focal point

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Double glazed and gas central heating

Back garden is split level, paved patio with steps up to an area of artificial lawn and timber shed

A lovely home, early viewing is essential

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

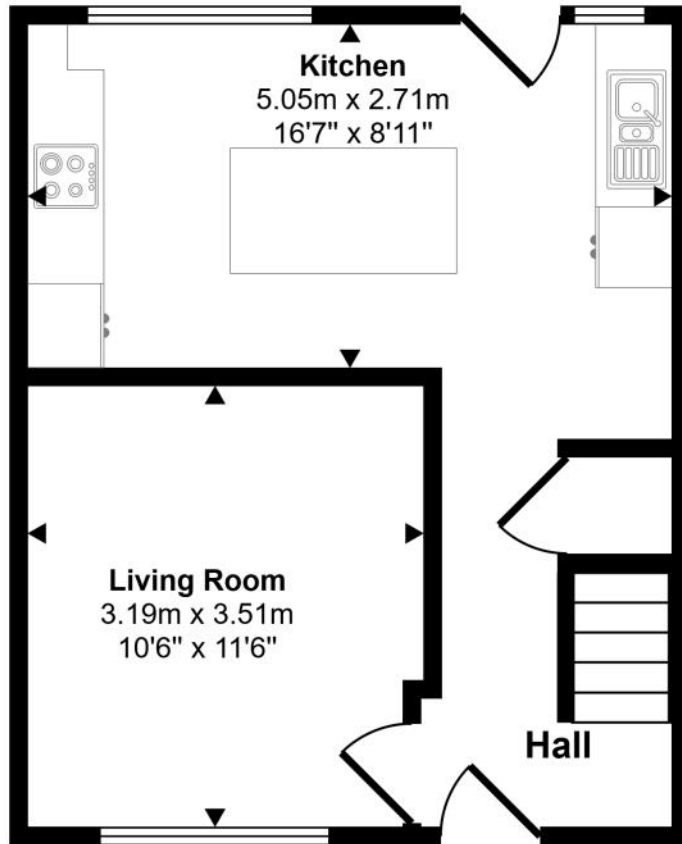


Kitchen

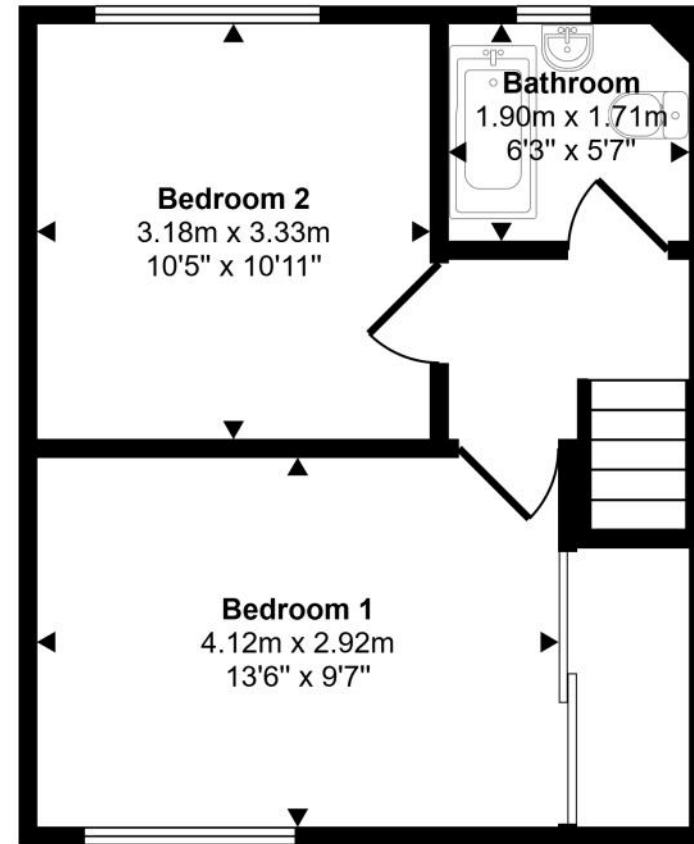


Living Room

Approx Gross Internal Area  
65 sq m / 703 sq ft



Ground Floor  
Approx 32 sq m / 347 sq ft



First Floor  
Approx 33 sq m / 356 sq ft

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.





Hall



Hall



Kitchen



Living Room





Bedroom 1



Bedroom 2





Bathroom



Landing



Landing



Bedroom 1



Bedroom 2





Bedroom 1



Bathroom



Kitchen



Back Garden





Rear Elevation



Back Garden

### Directions

Travelling from Ayr proceed ahead on Vicarton Street and turn first left Montgomerie Street, just after the pedestrian crossing opposite ASDA. Continue straight on and at the end of Montgomerie Street turn left, The Avenue. Proceed ahead, turn first right, Queens Drive. Continue to the end of Queens Drive and at T junction turn right, North Park Avenue. Straight ahead and turn left to Victory Park. Proceed to T junction, turn right then immediately left to McMaster Terrace/ Roxburgh Road. Continue ahead and turn first left, Fauldribbon Road. The property for sale is situated a short distance along on the right hand side. Parking on street.

### General Comments

Home report available upon request.

There is a right of access across the rear of the property for the neighbouring proprietor to move wheelie bins etc.

### Council Tax Band

A

### Energy Efficiency Rating

C (72)

### 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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