



THOMAS MURRAY
PROPERTY



31 Roodlands Road

Girvan

KA26 9DE



Living Room



Kitchen



Living Room



Kitchen



Living Room



Kitchen

31 Roodlands Road, Girvan

3 or 4 bedroom, end of terrace house situated in a great location for easy access to schools, shops and parks. The beach is 7 minutes walk from the house

The house, with attractive sandstone frontage has a double garage and a large space for off road parking

The spacious interior comprises

Entrance Vestibule

Hall

Living Room with windows front and side

Dining Room or 4th Bedroom

Kitchen

Back Porch

Mezzanine Level

Bathroom

First Floor

Bedroom 1

Bedroom 2

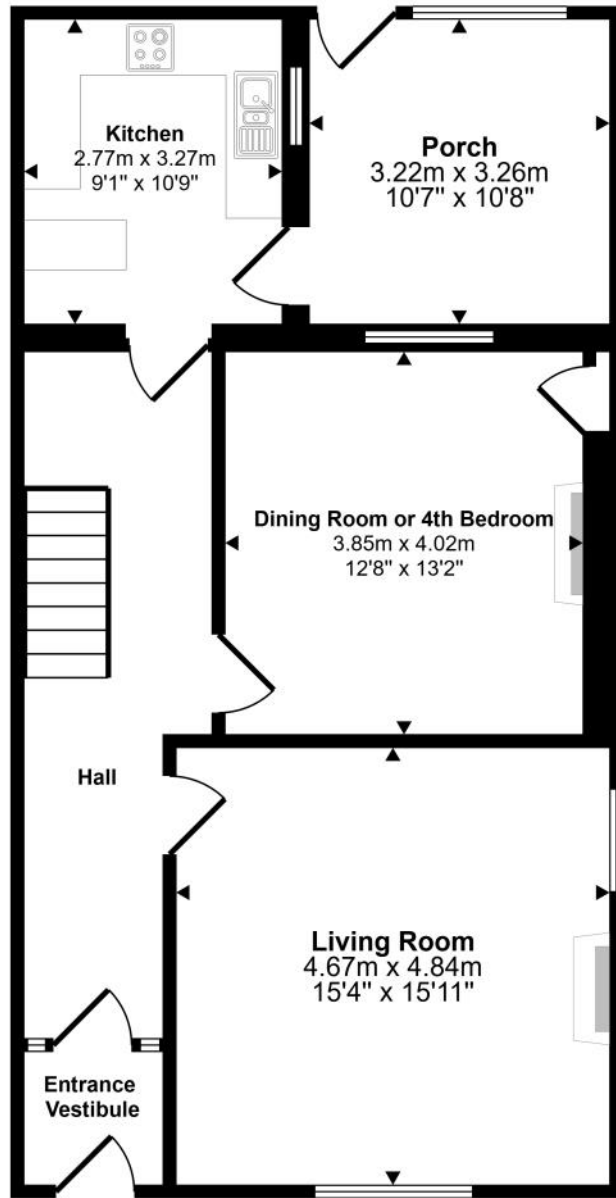
Bedroom 3

Double glazed and gas central heating

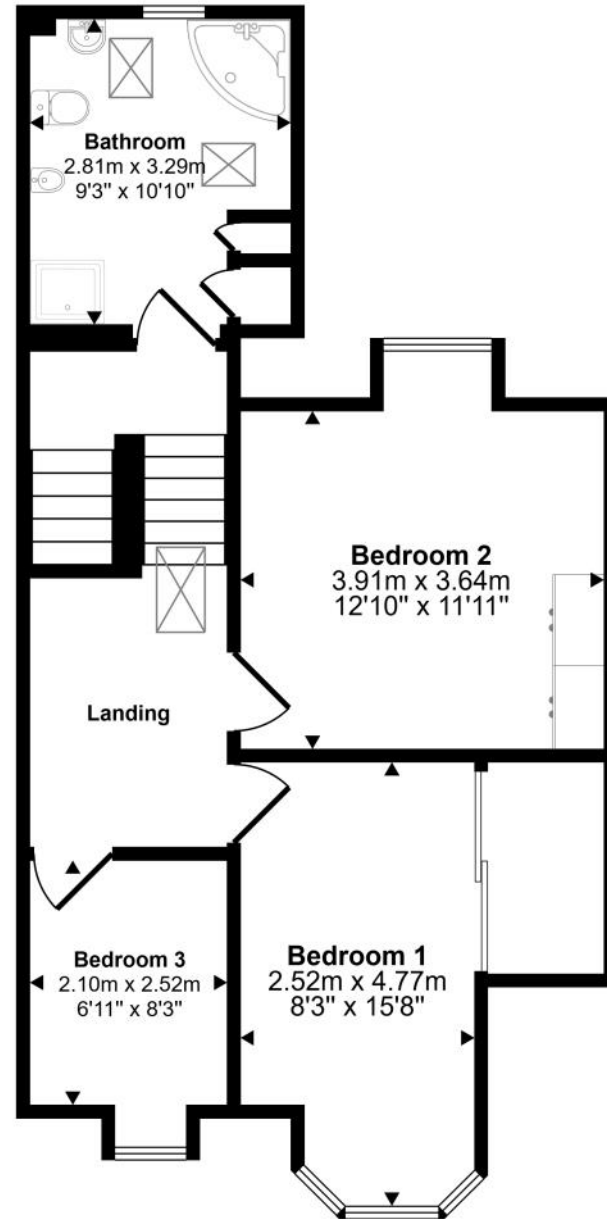
The back garden is walled and level and is paved for easier upkeep. There is side gate onto Wesley Road

The parking area is in concrete with wide gate from a lane running behind Roodlands Road

A lovely big house with fantastic potential.



Ground Floor
Approx 80 sq m / 856 sq ft



First Floor
Approx 58 sq m / 629 sq ft



Hall



Hall



4th Bedroom or Dining Room



4th Bedroom or Dining Room



Back Porch



Back Porch



Living Room



Landing



Bathroom



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Elevation



Street View



Back Garden

Location

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 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

Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing opposite ASDA turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Carry on ahead and turn first right Queens Drive. At T junction turn right North Park Avenue. Proceed ahead and turn left Victory Park and then first right Wesley Road. Turn right to Roodlands Road, the house is first on the right.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

E 52

To view contact



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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.



Off Street Parking



Double Garage

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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