



THOMAS MURRAY  
PROPERTY



45 Troweir Road  
Girvan  
KA26 9EA





Living room



Kitchen



## 45 Troweir Road, Girvan

End of terrace 3 bedroom in good location convenient for ASDA, schools, railway station, bowling club and library

The beach is about a 12 minute walk from the house

The house has off street parking and garden spaces front and back

The spacious interior comprises

Entrance Vestibule

Hall

Living Room

Kitchen

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Double glazed. Gas central heating

The house does require some general upgrade but it has great possibilities

A great house in nice street, well worth viewing

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 variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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

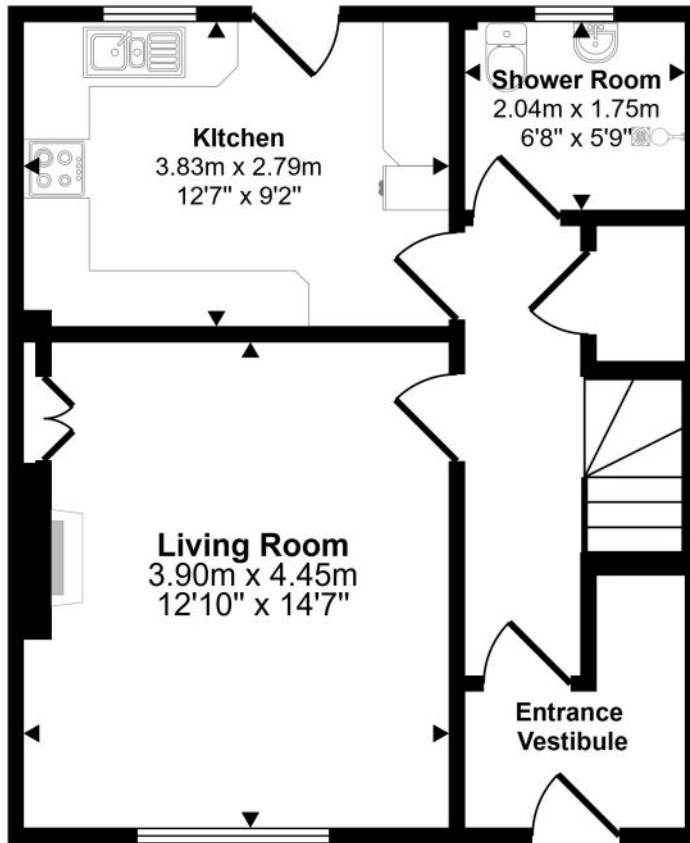


Living room

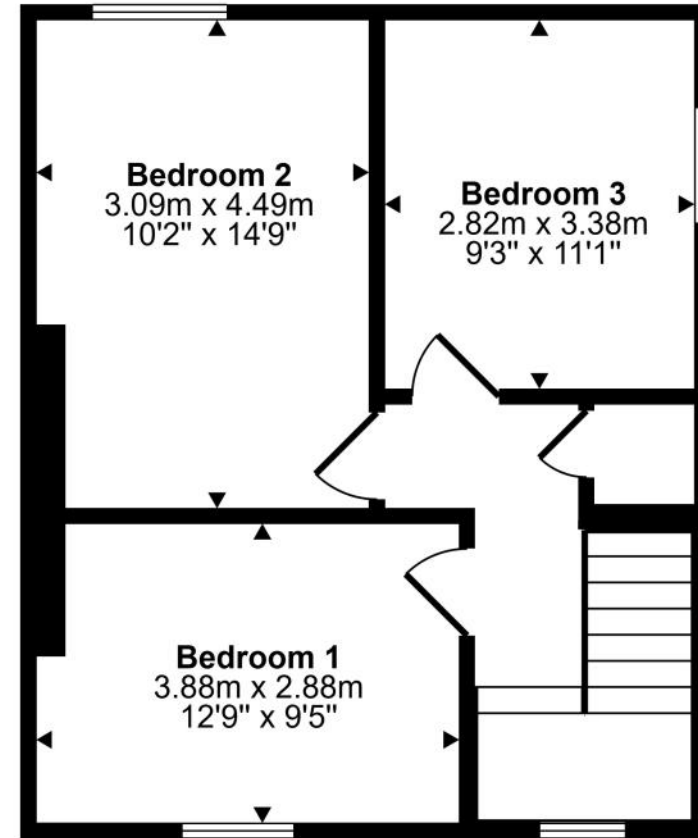


Kitchen

Approx Gross Internal Area  
90 sq m / 966 sq ft



Ground Floor  
Approx 45 sq m / 482 sq ft



First Floor  
Approx 45 sq m / 485 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.



Entrance vestibule



Hall



Hall



Living room





Hall



Shower room



Kitchen



Shower room



Landing



Bedroom 1



Landing



Bedroom 1





Bedroom 2



Bedroom 3



Bedroom 2



Bedroom 3



Back garden



Back garden

### Directions

Travelling to Girvan from Ayr on A77 proceed ahead into town, pass through pedestrian crossing opposite ASDA and turn 1st left, Montgomerie Street. Continue ahead and turn 2nd left, Maxwell Street. Proceed ahead and at Y fork, veer right. Proceed ahead to the top of street the house is located in the left hand side.

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

D (58)

### To view contact



**Tel:** 01465 713498

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**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





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.



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