



26 Roodlands Road

Girvan

KA26 9DE



Sitting Room



Garden Room



Living Room



Kitchen



Garden Room

26 Roodlands Road , Girvan

Beautifully presented 3 bedroom, extended 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 has a well kept garden and garage with light and power

The spacious interior comprises

Entrance Vestibule

Hall

Sitting Room

Living Room through to

Garden Room with large lantern window

Lovley Fitted Kitchen

Upstairs

Half Landing

Bathroom

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Double glazed. Gas central heating

The house dates from circa early 1900s and displays period features such as impressive timber balustrade and doors

The garden comprises gravel spaces and paved areas. The garage is accessed from Wesley Place

A fantastic house viewing is absolutely essential

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



Living Room

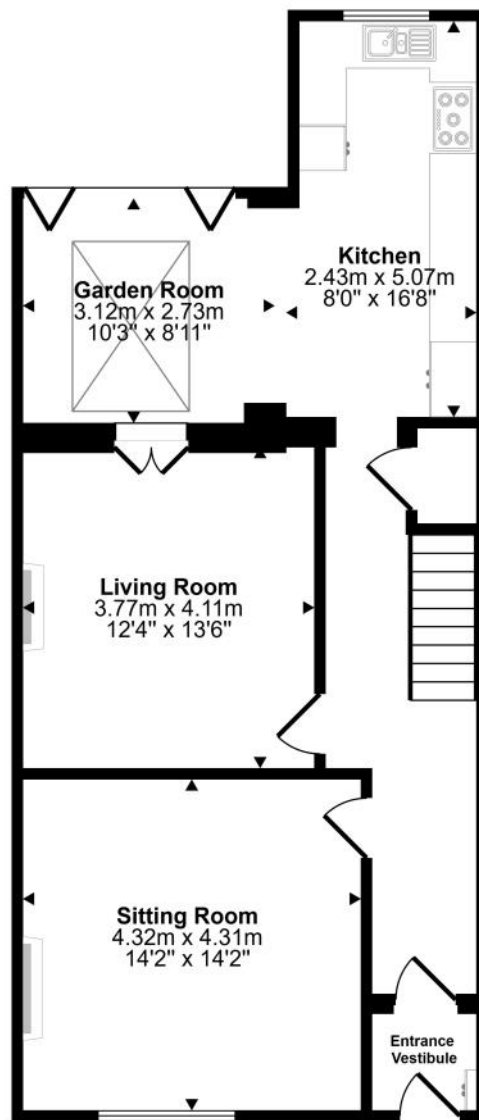


Garden Room

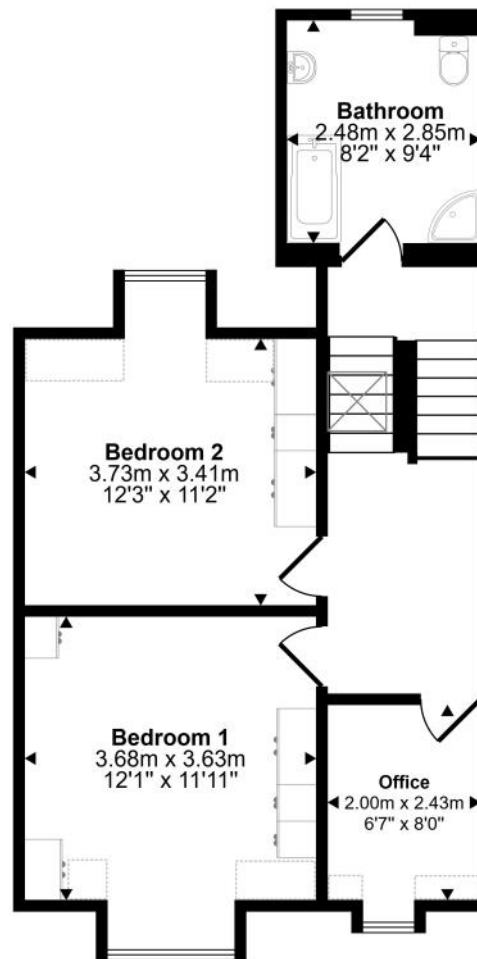


Kitchen


Approx Gross Internal Area
126 sq m / 1352 sq ft



Ground Floor
Approx 72 sq m / 778 sq ft



First Floor
Approx 53 sq m / 574 sq ft

 Denotes head height below 1.5m

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.



Living Room



Living Room



Sitting Room



Hall



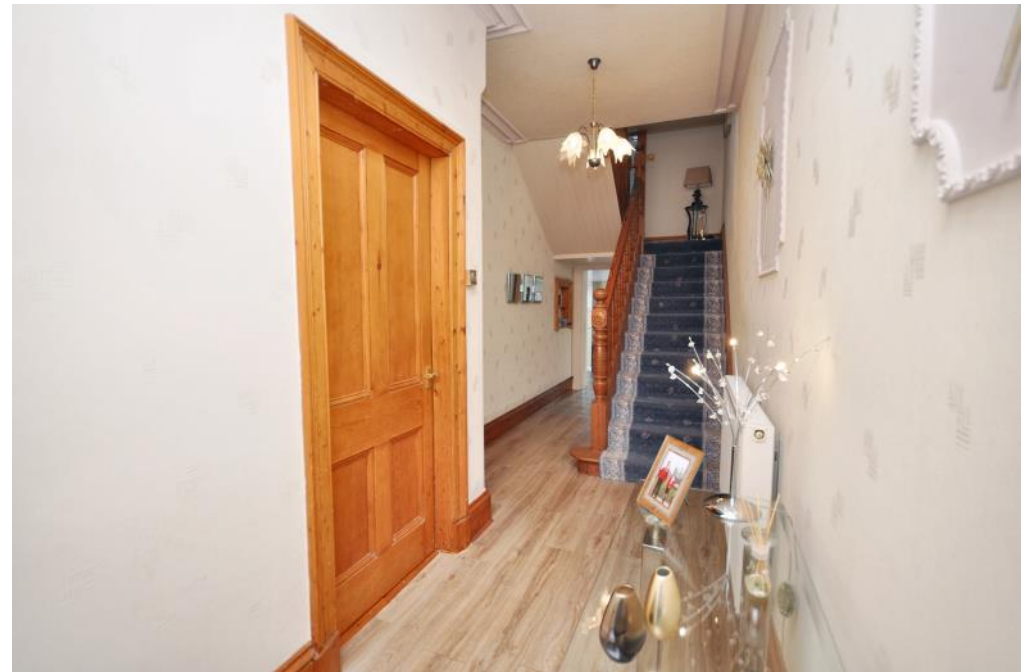
Hall



Garden Room



Kitchen



Hall



Bathroom



Bedroom 1



Bedroom 2



Stairs



Stairs



Bathroom



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Entrance Vestibule



Back



Back Garden

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 where the house is situated a short distance along on the left hand side.

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

D (55)

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.



Back



Kitchen/Garden Room



Back



Front

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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