



THOMAS MURRAY  
PROPERTY



23 Roxburgh Road

Girvan

KA26 0BL





Back





Living Room





Dining Kitchen





Living Room



Dining Kitchen



## 23 Roxburgh Road, Girvan



Living Room



Dining Kitchen

Beautifully presented 3 bedroom end terrace house with lovely garden and off street parking

The house is in a good street and only 10 minutes walk to the beach. Victory Park and schools are close by

The house has a spacious interior and is in great decorative order throughout

Comprising

Entrance Vestibule

Hall

Living Room

Stylish Dining Kitchen

Bathroom

Upstairs

Bedroom 1 with wardrobe unit

Bedroom 2

Bedroom 3

Double glazed. Gas central heating

The garden at the rear is nicely planted and established comprising paved area, gravelled space and timber summer house. There are two sheds.

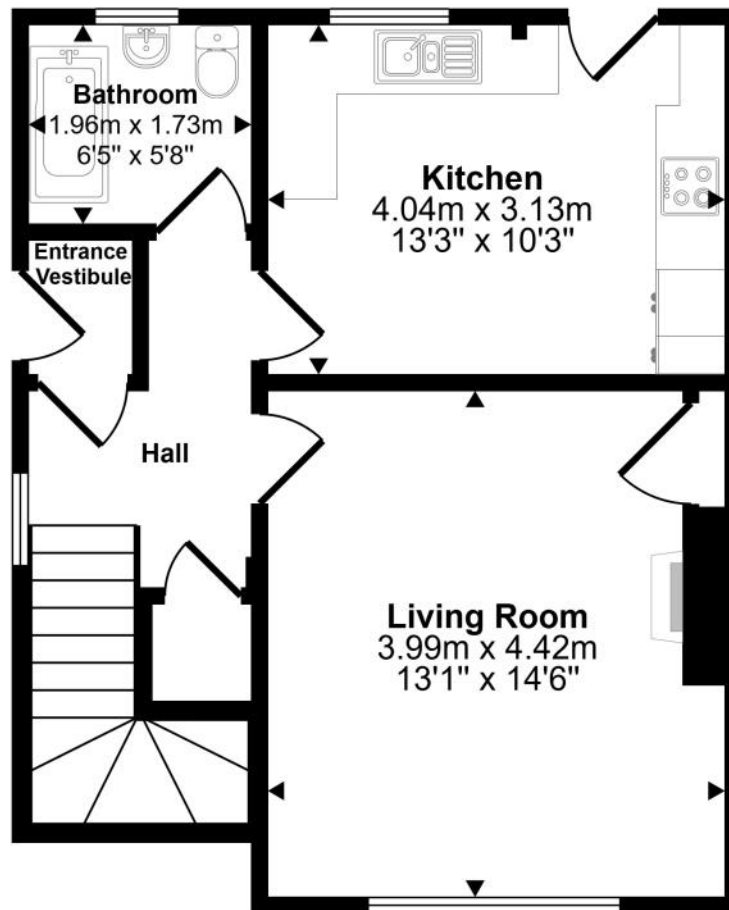
At the front is a gravelled area which can afford further space for parking

A very well cared home in move in condition. Viewing is absolutely essential

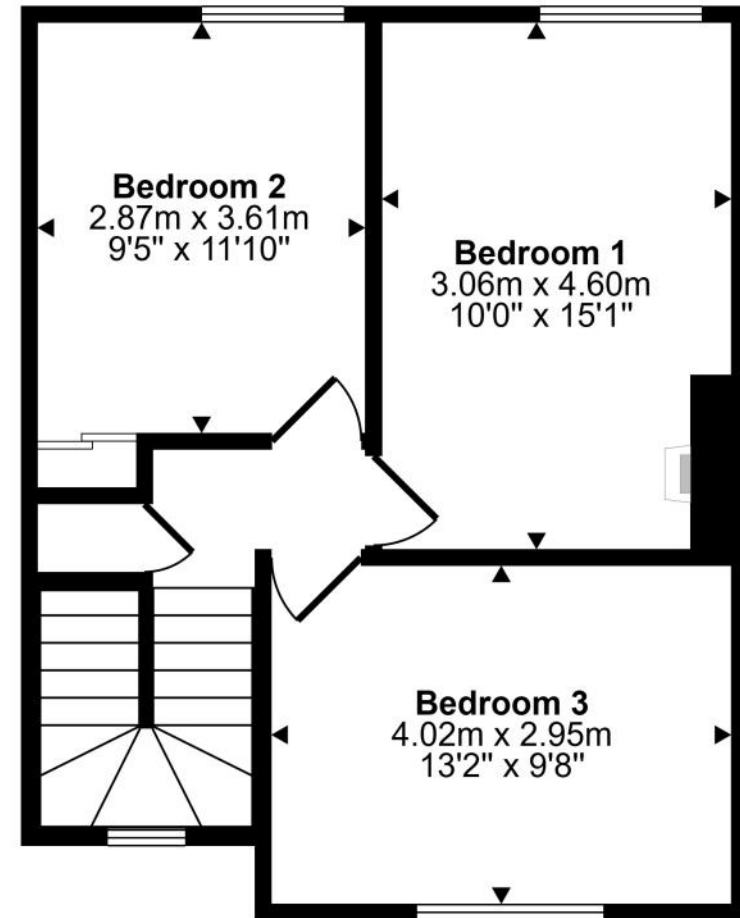
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway 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

Approx Gross Internal Area  
91 sq m / 981 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft



First Floor  
Approx 45 sq m / 489 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



Hall





Bathroom





Bathroom



Living Room



Dining Kitchen



Landing





Bedroom 1





Bedroom 2





Bedroom 3





Stairwell



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3





Back Garden



Back Garden

### Directions

On travelling to Girvan from Ayr on A77, enter the town on Vicarton Street. Just after pedestrian crossing opposite ASDA, turn left, Montgomerie Street and proceed ahead. At end of street turn left, The Avenue. Continue ahead and turn right Queens Drive. Proceed ahead to T junction and turn right North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn right at T junction and then almost immediately left to McMaster Terrace/ Roxburgh Road. Proceed ahead where the Property is situated further along on the left hand side

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C (71)

### 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.





Front



Entrance



Back Garden



Summer house



### 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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