



14 Troweir Road  
Girvan  
KA26 9EA





Living Room





Dining Kitchen



Bedroom 3, presently Dining Room





Living Room



Dining Kitchen

## 14 Troweir Road, Girvan

Ground floor, 3 bedroom flat with garden and garage and situated in a great location  
The beach is 16 minutes walk and the flat is convenient for ASDA, schools, railway station, and parks

The interior is spacious and comprises

Entrance Vestibule

Hall

Living Room

Dining Kitchen

Bedroom 1

Bedroom 2

Bedroom 3, presently used as a dining room

Shower Room

Double glazed and gas central heating

Garden front back. Shared driveway

Garage with light and power. Outhouse.

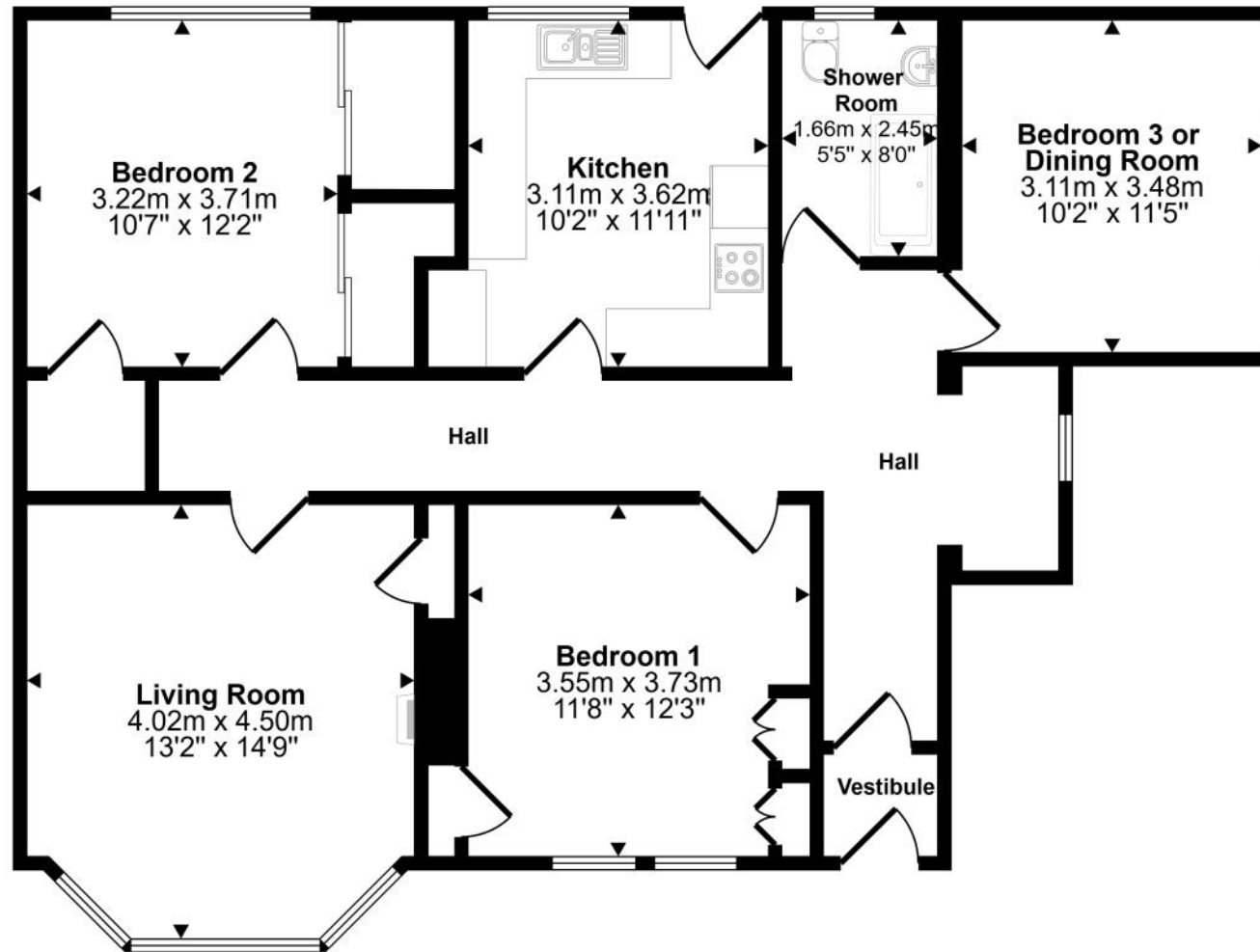
Some general improvements required, but a nice roomy flat in a lovely part of town

Viewing is recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is 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 22 miles | Prestwick Airport 29 miles | Glasgow 60 mile

Approx Gross Internal Area  
100 sq m / 1071 sq ft



Floorplan

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  
Living Room  
Kitchen







Bedroom 1





Bedroom 2



Shower Room





Bedroom 3

Bedroom 1

Bedroom 2







Shower Rm

Bedroom 3

Garden

Garage







Back



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 almost to very top of street. The flat is located on the right hand side.

### General Comments

Home report available upon request.

The flat is situated in a larger building, 4 in a block.

The drive is shared with the proprietor of the upper flat

### Council Tax Band

B

### Energy Efficiency Rating

C (77)

### 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.







### 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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