



THOMAS MURRAY
PROPERTY



7 Troweir Road

Girvan

KA26 9EB





Living Room



Dining Kitchen

7 Troweir Road, Girvan

Attractive 2 bedroom semi detached house
fully modernised over the last year by the present owner

Wide gravel drive with ample parking space for 3 cars

The house sits on a great site with nice outlook toward tennis courts.
The beach is 13 minutes walk and ASDA, railway station, shops, schools and parks are all
easily accessible from this great location

In move in condition the house comprises

Entrance Hall

Living Room

Dining Kitchen

Garden Room

Upstairs

Bedroom 1

Bedroom 2

Shower Room

The house has been rewired and a new gas central heating system installed. Brand new
kitchen and shower room and new floor coverings throughout.

Outside spaces have been upgraded too, new fences, fresh gravel laid and new lawn to front

Viewing is absolutely essential

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

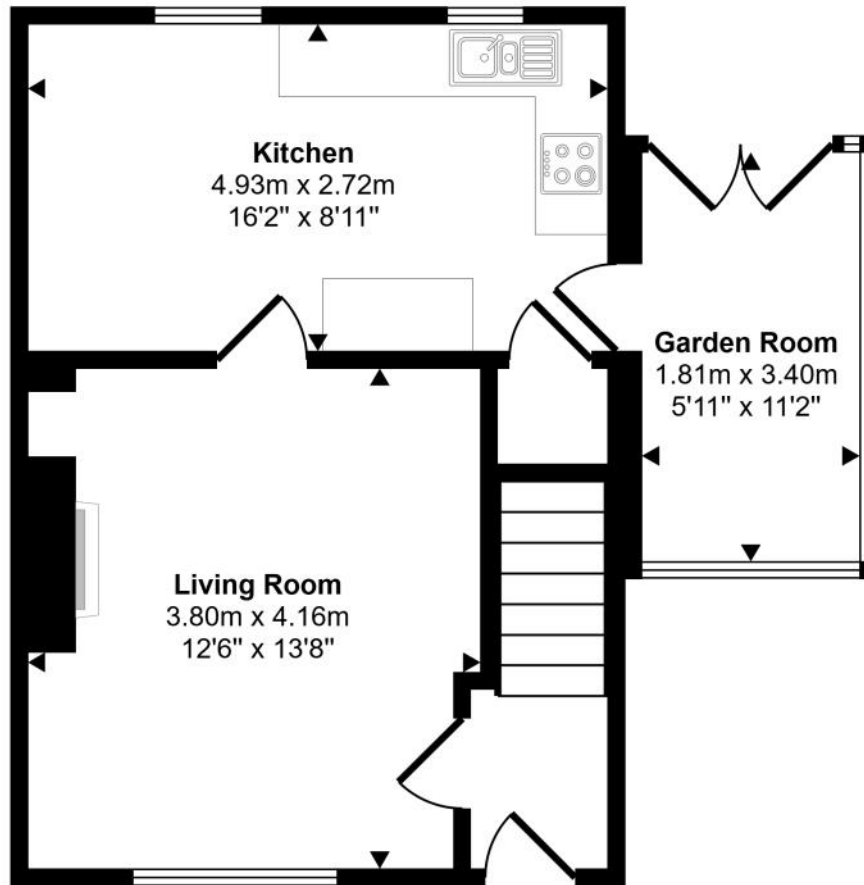


Dining Kitchen

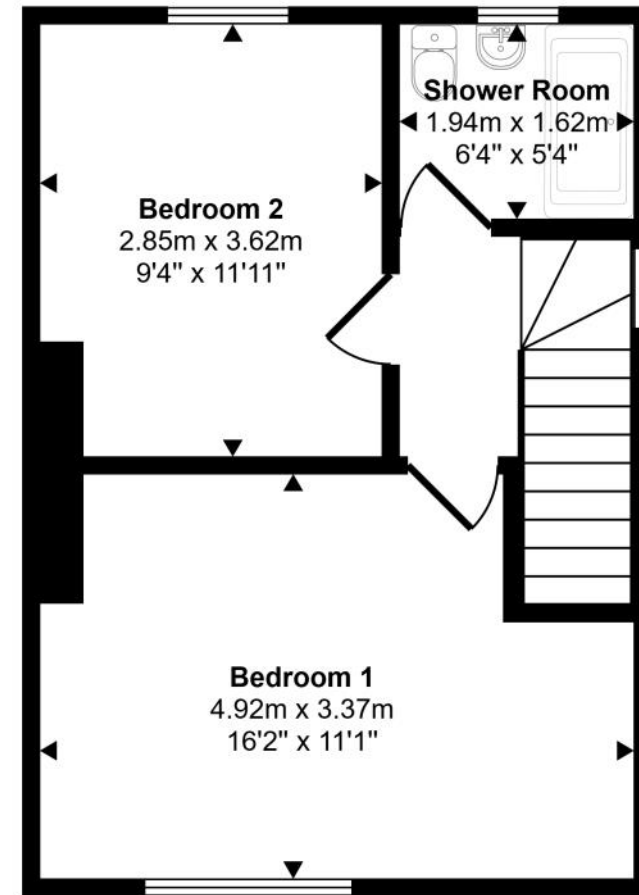


Garden Room

Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 35 sq m / 376 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.



Living Room
Dining Kitchen
Garden Rm
Hall





Hall
&
Landing





Bedroom 1



Bedroom 2



Shower Room



Bedroom 1

Bedroom 2

Shower Room

View





Floored and lined attic



Floored and lined attic



Garden



Garden



Side



Front 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, the house is situated on the left hand side

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

D66

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.



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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