



THOMAS MURRAY  
PROPERTY



1 Girvan Road  
Turnberry  
KA26 9LP



View



View



Living Room



Kitchen



Living Room



Hall

## I Girvan Road, Turnberry

Enjoying open sea views towards Ailsa Craig and the Isle of Arran, this three-bedroom semi-detached house occupies a prominent position on the A77 in an attractive corner of south-west Ayrshire

While the property requires a degree of modernisation, it offers a generous and flexible internal footprint, providing excellent potential for purchasers seeking to add value and create a home tailored to their own requirements

The accommodation on the ground floor comprises an entrance vestibule, living room, hall, dining room, two bedrooms, bathroom, utility room, and a spacious dining kitchen. On the upper level there is a principal bedroom and a shower room

The house is double glazed and central heating, would appear to be by way of LPG

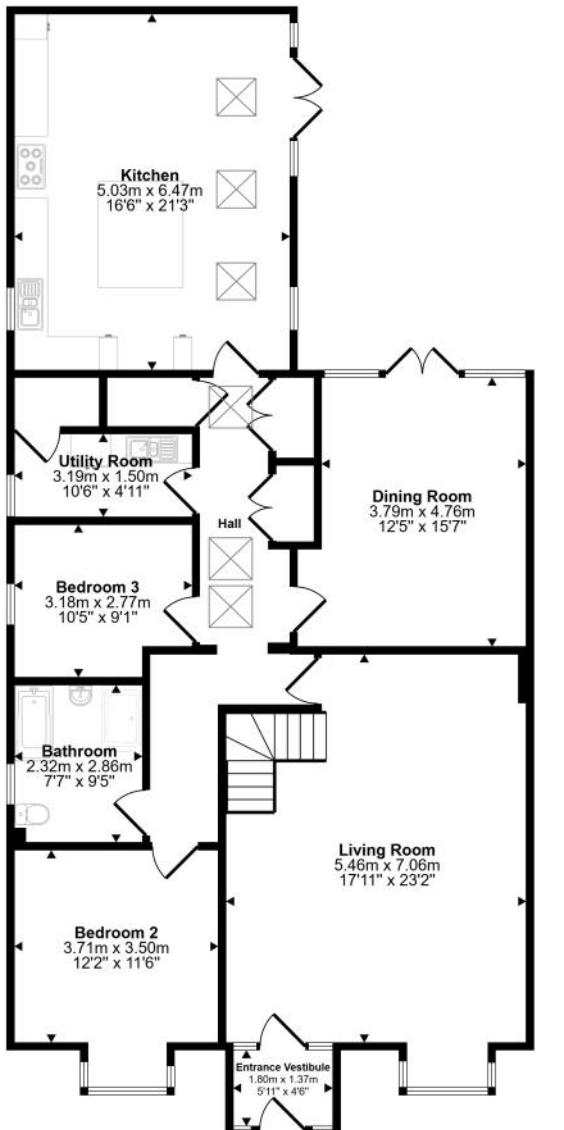
Garden grounds in need of tidying and landscaping

This part of south-west Ayrshire is renowned for its unspoilt scenery and mild climate. The area offers outstanding leisure opportunities including championship golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon, along with salmon and trout fishing on nearby rivers such as the River Stinchar. Galloway Forest Park and the National Trust for Scotland's Culzean Castle and Country Park are both within easy driving distance.

The nearby town of Girvan (approximately 5 miles) provides a range of amenities including nursery, primary and secondary schooling, a leisure centre, community hospital, ASDA supermarket, town centre shopping, an attractive beach and harbour, and a railway station with connections to Ayr, Prestwick Airport and Glasgow.

Girvan 5 miles | Ayr 17 miles | Glasgow 52 miles

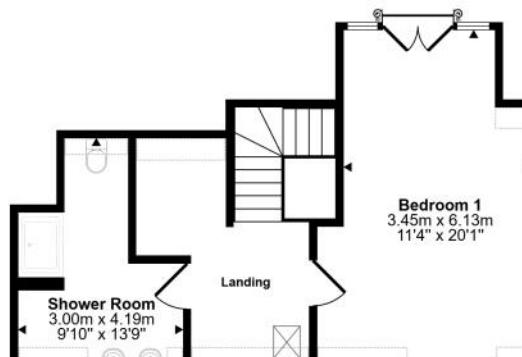
Approx Gross Internal Area  
196 sq m / 2106 sq ft



Ground Floor  
Approx 151 sq m / 1622 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.



First Floor  
Approx 45 sq m / 484 sq ft



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



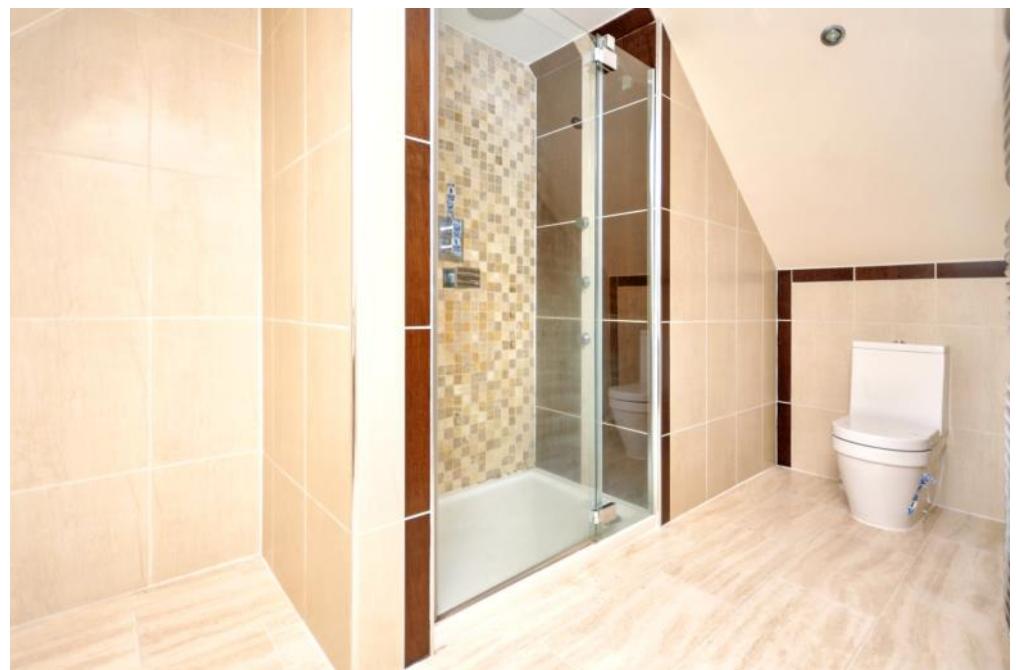
Bedroom 1



Landing



Shower Room



Shower Room



Rear



Side

## Directions

Travelling south from Ayr on A77 continue past Maybole and proceed through village of Kirkoswald. Go past the junction signpost Turnberry, on right hand side and a very short distance after turn left on narrow lane, Drumdow Road. The house sits on the corner of the A77 and Drumdow Road.

## General Comments

Home report available upon request.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or any other heritable system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No movable items will be included in the sale.

There is a small electrical sub station in close proximity to the garden boundary

## Council Tax Band

F

## Energy Efficiency Rating

D (66)

## To view contact



THOMAS MURRAY  
P R O P E R T Y

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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.



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## 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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