



THOMAS MURRAY
PROPERTY



10 Roodlands Road

Girvan

KA26 9DE



Back Garden



Living Room



Kitchen



Living Room



Kitchen

10 Roodlands Road, Girvan

Extended Detached 2/3 Bedroom Bungalow

Situated within a popular residential street, this extended detached bungalow offers flexible 2/3 bedroom accommodation set on a generous plot with a large, level rear garden. The property also benefits from ample off-street parking and space for a garage

Ideally located, the house provides convenient access to local schools, shops and parks, while the beach is just a short seven-minute walk away, making it an excellent opportunity for those seeking coastal living

The accommodation is arranged entirely on one level and comprises:
Entrance Vestibule | Hallway | Living Room | Kitchen | Bedroom 1 | Bedroom 2 with additional room off (suitable as a third bedroom, dressing room or home office) with En-suite WC and wash hand basin | Family Bathroom

The property benefits from gas central heating and double glazing throughout

Although the house would benefit from modernisation and upgrading, it represents an excellent opportunity for purchasers looking to create a wonderful home tailored to their own taste. The generous plot also offers significant potential to further extend to the rear, subject to the appropriate planning consents

Externally, the property has a large rear garden with a garage and two timber sheds, which would require repair or replacement.

Early viewing is strongly recommended to fully appreciate the potential this bungalow offers.

Location

The coastal town of Girvan offers a wide range of local amenities including nursery, primary and secondary schooling, a leisure centre with swimming pool, gym and soft play facilities, a community hospital, and a variety of local retailers including ASDA.

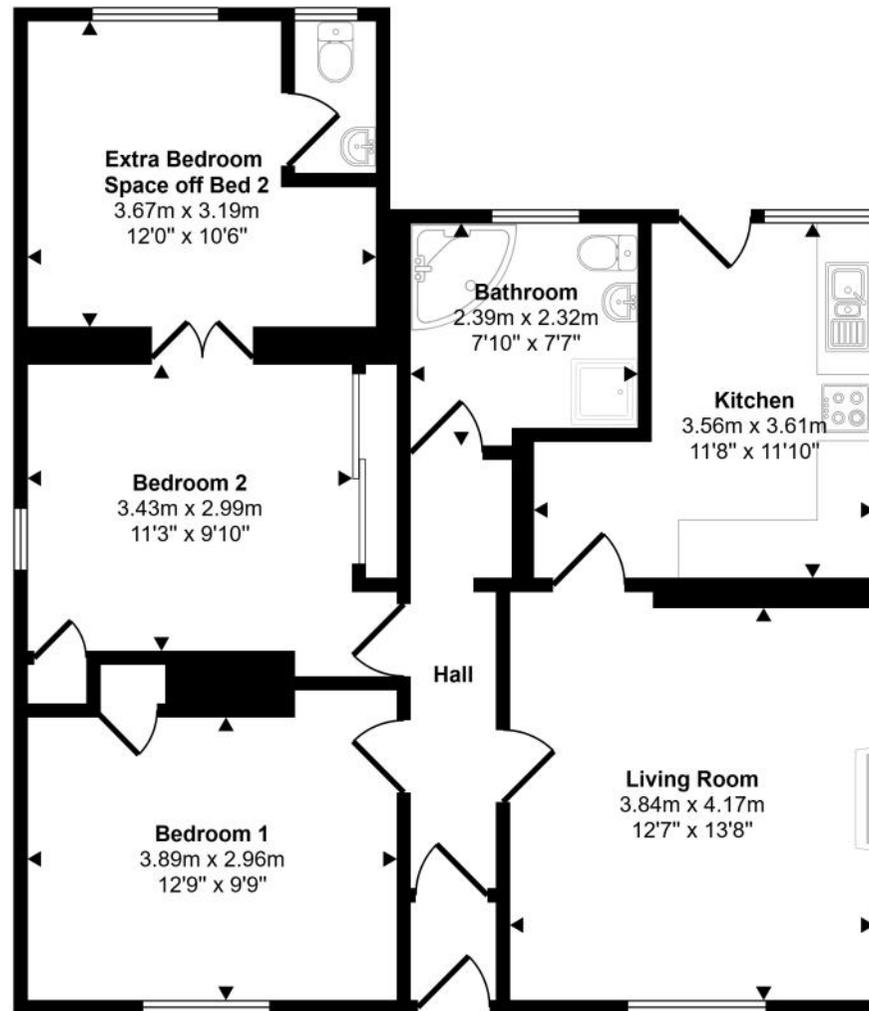
The town also benefits from an attractive seafront and harbour, railway station with connections north to Prestwick Airport and south to Stranraer, and an excellent 18-hole golf course.

World-renowned golf and hospitality at Turnberry are within easy reach, along with the spectacular Culzean Castle and Country Park.

Distances

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

Approx Gross Internal Area
81 sq m / 867 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



Dressing Room/Bedroom 3



Bedroom 1



Bedroom 2



Bathroom



Bathroom



Dressing Room/Bedroom 3



Loo & WHB



Back



Garden

Directions

On entering Girvan travelling from Ayr continue ahead along Vicarton Street. Proceed through the traffic lights at the town square/clock tower and turn second left, Ailsa Street East, then first right, Roodlands Road. The property for sale is situated a short distance along on the right hand side.

General Comments

Home report available upon request.

The value/guide price reflects that the property is non-traditional construction.

Council Tax Band

C

Energy Efficiency Rating

D (57)

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.



Garden



Back



Garden



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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