



THOMAS MURRAY  
PROPERTY



6 Hervey Road  
Girvan  
KA26 0BH





Living Room



Kitchen



Living Room



Kitchen

## 6 Hervey Road, Girvan

Spacious, 3 bedroom semi-detached house  
with garden front and back and off road parking

The house is in a good location, close to Girvan Primary and only 5 minutes walk to the beach

The house has a light airy interior comprising

Entrance Vestibule

Hall

Living Room

Kitchen

Bedroom 3 or Dining Room

Bathroom

Upstairs

Bedroom 1

Bedroom 2

Cloakroom with wc and wash hand basin

Double Glazed. Gas central heating. The house has lots of built in storage

The garden space is laid in gravel for easier upkeep

There is an integrated outhouse in the rear of the house

A good family home with great scope. Well worth viewing

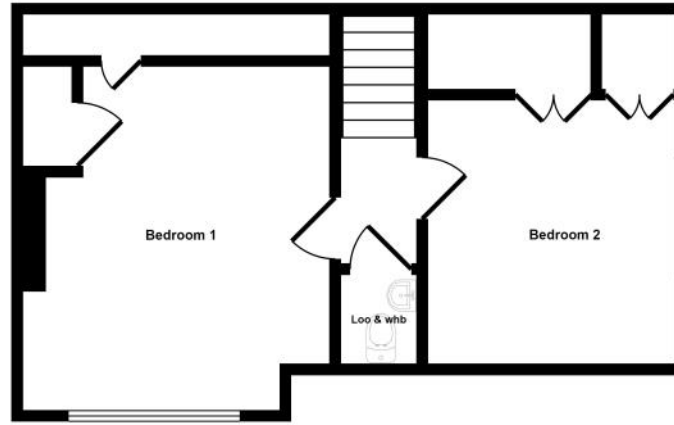
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA super-market; 18 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





Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 39 sq m / 423 sq ft

Living Room	14'10" x 12'8" reducing to 11'8"
Kitchen	7'3" x 12'7"
Bathroom	6' x 6'5"
Bedroom 1	14'2" x 12'8" reducing to 10'4"
Bedroom 2	10'11" x 10'4"
Bedroom 3/Dining Room	11' x 10'
Cloakroom	3'9" x 3'2"



Hall



Hall



Hall



Living Room



Kitchen



Bedroom 3/Dining Room





Bedroom 3/Dining Room



Bathroom



Stairwell



Cloakroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Rear Elevation



Back Garden

### Directions

Travelling to Girvan from Ayr. Approach town on A77. Continue ahead to traffic lights at town square and Stumpy clock tower. Proceed straight ahead on Dalrymple Street. Turn 3rd left, Wreck Road. Continue ahead and turn first right, Hervey Road. The house is situated a short distance along on the right hand side.

### General

Home report available upon request

### Council Tax

B

### Energy Efficiency Rating

E (52)

### 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 Elevation





Back 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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