



THOMAS MURRAY  
PROPERTY



28 Saugh Hill Road

Girvan

KA26 0BW





Living Room



Kitchen





Living Room



Kitchen

## 28 Saugh Hill Road, Girvan

Smartly presented 2 bedroom middle terrace house with front and back garden  
The house is located in a cul de sac and is close to Victory Park, Girvan Primary and Girvan Academy. The beach is about a 12 minute walk

Nicely decorated the house comprises

Hall with double glazed front door

Light and airy Living Room with French doors to garden

Kitchen with integrated hob and oven  
and double glazed door to back garden

Upstairs

Bedroom 1 with fitted wardrobe

Bedroom 2

Bathroom with electric shower over bath

Double glazed. Gas central heating

The front garden is bounded by timber fence and laid in gravel

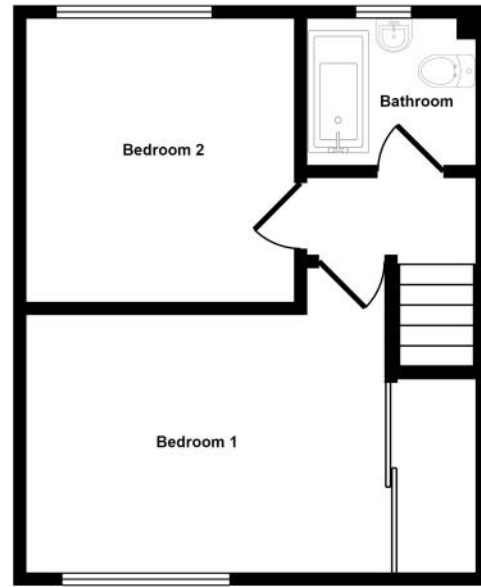
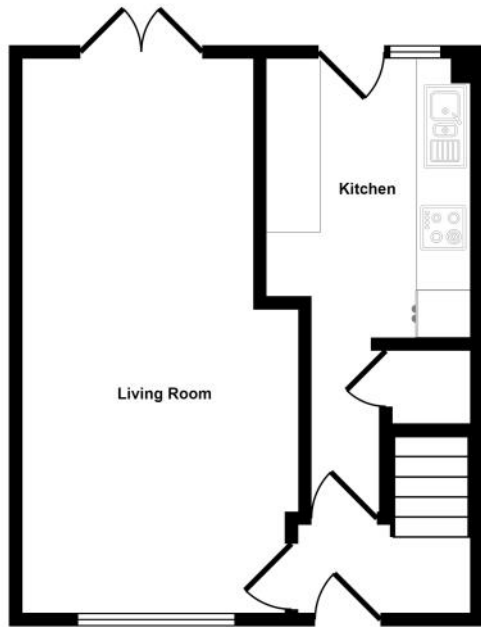
The back garden comprises paved space, artificial lawn and timber shed

From bedroom 1 there is a pleasant outlook across neighbouring houses toward Victory Park

A lovely well kept property, viewing is strongly advised

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 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Hall

Living Room	20'5" x 10'2" reducing to 8'6"
Kitchen	10'5" x 7'8" & 6' x 2'10"
Bathroom	5'7" x 6'3"
Bedroom 1	10'7" x 10'3"
Bedroom 2	9'6" x 13'8" & 1'9" x 3'2"



Hall



Living Room





Living Room



Kitchen



Living Room



Kitchen



Hall





Bedroom 1



Bedroom 2





Bathroom



Bedroom 1



Bedroom 2



Bathroom



View from Bedroom 1 to Victory Park





Rear Elevation



Back Garden

### Directions

Travelling from Ayr on A77, proceed ahead and at traffic lights and pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and at end of road turn left, The Avenue. Proceed ahead and turn right to Queens Drive. At junction turn right, North Park Avenue. Proceed ahead and turn left to Victory Park. Continue to junction and turn right, Wreck Road and then immediately left to McMaster Terrace/Roxburgh Road. Proceed ahead and then left turn to Fauldribbon Road. Next left to Kerr Court. Straight ahead and the turn right to Saugh Hill. The house is situated a short distance along on the right.

### General Comments

Home report available upon request.

The property has a right of access across the neighbouring property.

### Council Tax Band

A

### Energy Efficiency Rating

C (72)

### 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



### 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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