



THOMAS MURRAY  
PROPERTY

24 McCulloch Road

Girvan

KA26 0EF





## 24 McCulloch Road, Girvan

End of terrace, extended 3 bedroom house

The beach is 16 minutes walk from the house and Victory Park and schools are close by

The house comprises

Hall

Living Room

Kitchen

Rear Hall

Store

Bedroom 3

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Garden front and back

The house requires improvement throughout

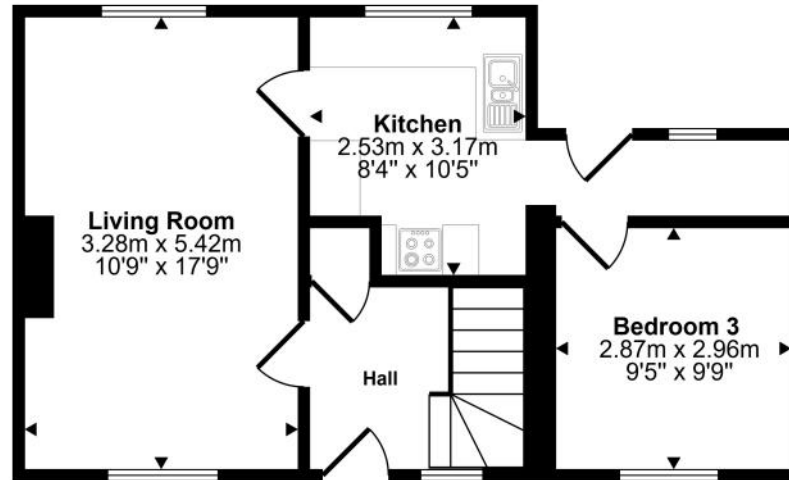
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway 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

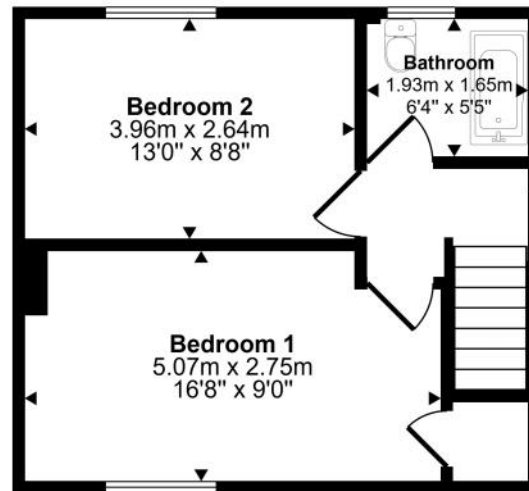
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Approx Gross Internal Area  
79 sq m / 853 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 34 sq m / 363 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.















### Directions

Travelling to Girvan from Ayr. Proceed on A77 and approach town on Vicarton Street. After pedestrian crossing turn left, Montgomerie Street. Continue ahead and at end of road turn left The Avenue. Proceed ahead to the top of The Avenue and at T junction turn right Coalpots Road. Continue ahead and turn right South Park Avenue and first left to McCulloch Road. The house is a little further along on the right

### 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.

### Council Tax Band

Band A

### Energy Efficiency Rating

D67

### 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.



### 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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