



49 McCulloch Road
Girvan
KA26 0EF







49 McCulloch Road, Girvan

Spacious Two Bedroom End-Terrace Home with Enclosed Garden in a Popular Location

49 McCulloch Road is a well-proportioned two-bedroom end-terrace home situated within a popular residential area of Girvan, ideally placed for Victory Park, local schools and the 3G astro facility.

The property offers comfortable family accommodation throughout and represents an excellent opportunity for first-time buyers, young families or those seeking a home they can personalise with some cosmetic updating.

The accommodation comprises a welcoming entrance hall, a bright living room with patio doors opening directly onto the enclosed rear garden, and a kitchen on the ground floor. Upstairs there are two good-sized bedrooms together with the bathroom.

The rear garden is a particularly attractive feature, offering a generous enclosed outdoor space with fenced boundaries, making it ideal for children, pets or outdoor entertaining.

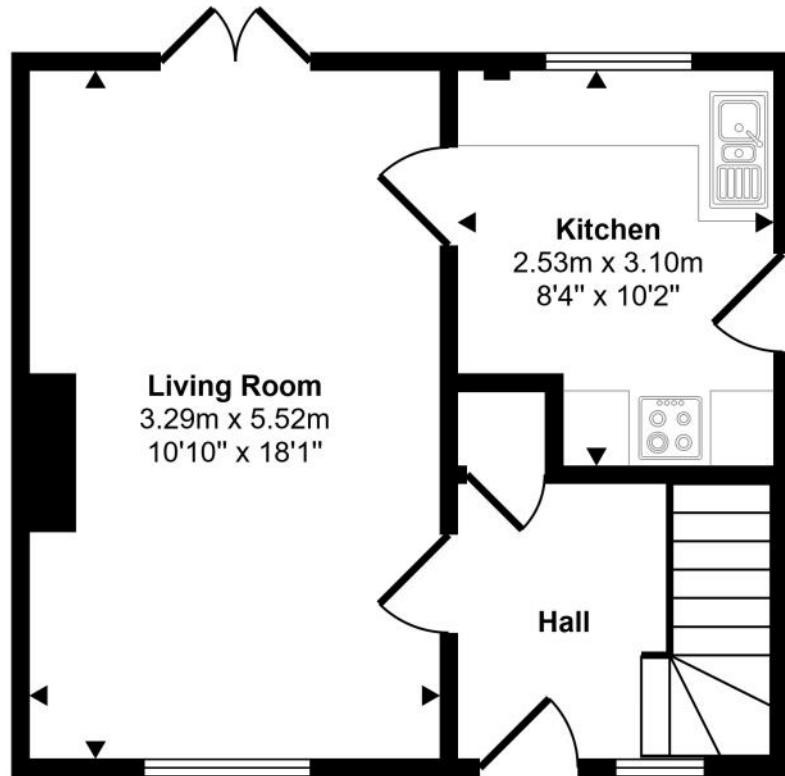
The property further benefits from gas central heating and double glazing throughout. The house is fitted with photovoltaic panels (PV panels)

Features

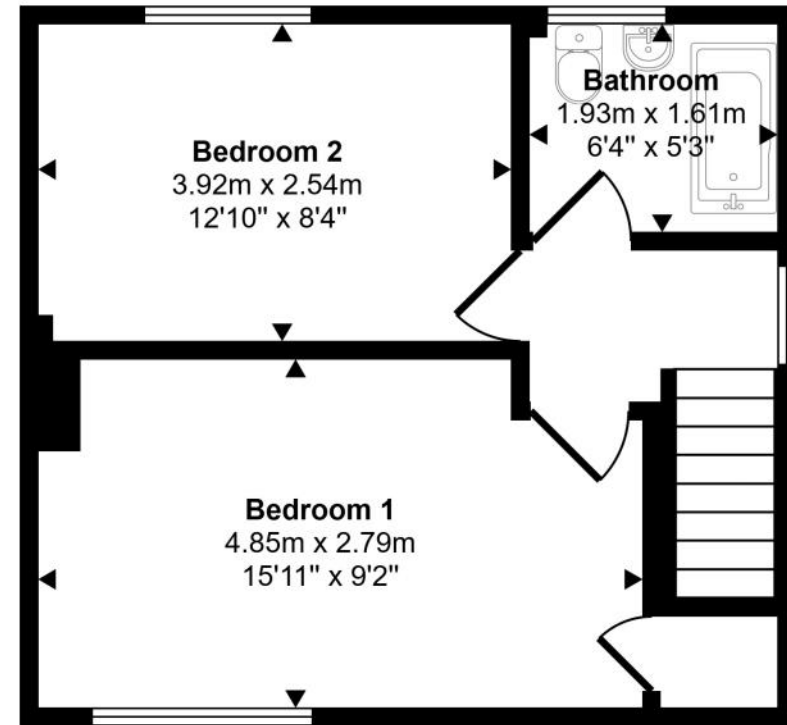
- Popular residential location
- Two-bedroom end-terrace home
- Spacious living room with patio doors to the rear garden
- Generous enclosed rear garden with fenced boundaries
- Gas central heating
- Double-glazed windows
- PV Panels
- Convenient for Victory Park, local schools and the 3G astro
- Ideal first-time buy or family home with scope to personalise

This is a home with plenty of potential and is well worth viewing.

Approx Gross Internal Area
65 sq m / 703 sq ft



Ground Floor
Approx 33 sq m / 353 sq ft



First Floor
Approx 33 sq m / 351 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.







Location

Girvan is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket. Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour. Girvan benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

General Comments

Home report available upon request.

The property benefits from roof-mounted photovoltaic (PV) solar panels installed under an existing Green Deal-related agreement. We understand that copies of the available documentation can be made available to prospective purchasers' solicitors, who should satisfy themselves as to the terms of the agreement during conveyancing.

We understand there is right of access over path at side for access to back garden

Council Tax Band

A

Energy Efficiency Rating

C (71)

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.



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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