



THOMAS MURRAY  
PROPERTY



7 Connor Court

Girvan

KA26 9DR









Living Room



Kitchen

## 7 Connor Court,

### Girvan

Detached 2 bedroom bungalow situated in an attractive cul de sac which forms part of an established residential locality.

The house dates from circa 1970 and in more recent times has had a conservatory and porch added.

Windows are double glazed in uPVC casements and central heating is by way of gas.

The accommodation comprises: Entrance Vestibule with timber front door and timber/glass inner door. The Hall is of L shape configuration and provides access to the living room, kitchen, 2 bedrooms and bathroom. There is a built in cupboard and ceiling hatch to loft. The Living Room has a window to front. The Kitchen, with window to rear, is fitted with base mounted units of older vintage and has 2 built in cupboards, one of which houses the electrical switch gear. From the Kitchen there is access to the Rear Porch.

Bedroom 1, is a double bedroom with window to front and built in wardrobe. Bedroom 2, is to the rear of the house and comprises built in wardrobe and sliding double glazed patio doors to the Conservatory which has a door out to the back garden. The Bathroom with window to rear consists of bath, wash hand basin and WC.

There are garden spaces to the front and rear of the house, a gravelled drive and an old garage and timber shed.

The property requires improvement and a number of essential repairs. As such the property is sold and seen and is priced to reflect the work required.

This is an attractive area of town, an ideal locality for easy access to all of the town's amenities and in particular Girvan Academy is close at hand.

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. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.



Living Room

Living Room	15'1" x 12'5"
Kitchen	8'2" x 13'7"
Rear Porch	5'6" x 7'5"
Bedroom 1	9'8" x 13'8"
Bedroom 2	11'5" x 9'8"
Conservatory	9'1" x 8'3"
Bathroom	8'1" x 5'3"

Dimensions are approximate and floor plan is schematic and not to scale



Kitchen





Rear Porch



Rear Porch



Bedroom 1



Bedroom 1





Bedroom 2



Conservatory



Bathroom



Hall



### Directions

On arriving in Girvan travelling from Ayr proceed ahead on Vicarton Street and turn left (just after the pedestrian crossing opposite ASDA) to Montgomerie Street. Continue to the end of Montgomerie Street and turn left, The Avenue. Continue to the top of the Avenue, passing Girvan Academy, and turn left, Rodney Drive. Continue ahead and turn second left, Connor Court. Proceed in to the cul-de-sac where the property for sale is situated a short distance down on the left hand side.

### General

Home Report is available on request.

The property is being sold in present condition and no warranty will be given to any purchaser with regard to the existence or condition of services or any heating or other system within the subjects. Any intendant purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed.

**Council Tax:** Band D

**EER:** D (64)



### To view contact



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**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

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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