



THOMAS MURRAY
PROPERTY



40 Victory Park Road

Girvan

KA26 9DQ



View from property



Living Room



Living Room



Sitting Room



Kitchen

40 Victory Park Road, Girvan



Living Room



Sitting Room

In a park side location this is a spacious 2/3 bedroom semi detached bungalow, with garden front and rear, wide gravelled drive and ample parking and a detached garage.

The house faces east and has an attractive outlook across Victory Park. From this location, schools and shops are readily accessible and the beach is about 700 yards from the property.

The bungalow dates from circa 1950s and is brick built under a slate roof. Windows are double glazed and central heating is by way of gas.

The accommodation is arranged all on the level comprising: Entrance Vestibule with double, uPVC front doors and double glazed/uPVC inner door. The Hall with arched accent provides access to living room, sitting room or 3rd bedroom, bedroom 1, bedroom 2, kitchen and shower room. There is a narrow stair off to floored and lined attic. Under stair cupboard.

The Living room is a lovely bright space with bay window to front and decorative/feature raised recess. The Sitting Room is a good size with front facing window, marble fireplace and living flame gas fire. Bedrooms 1 and 2 are both double bedrooms with windows to rear garden. The Shower Room, with window to side, comprises: shower stall with mixer shower, wash hand basin with mirror over and WC, tiled walls and floor, downlights and towel rail. The Kitchen is fitted with base and wall mounted cabinets, integrated hob, oven, extractor canopy, fridge and freezer. The kitchen has a window to rear, double glazed/uPVC back door, downlights and the central heating boiler.

The floored and lined attic, with dormer window to front is approx. 12'7" x 11'5" and provides decent space with storage off and access to further space in roof. The attic space could be improved to form additional accommodation.

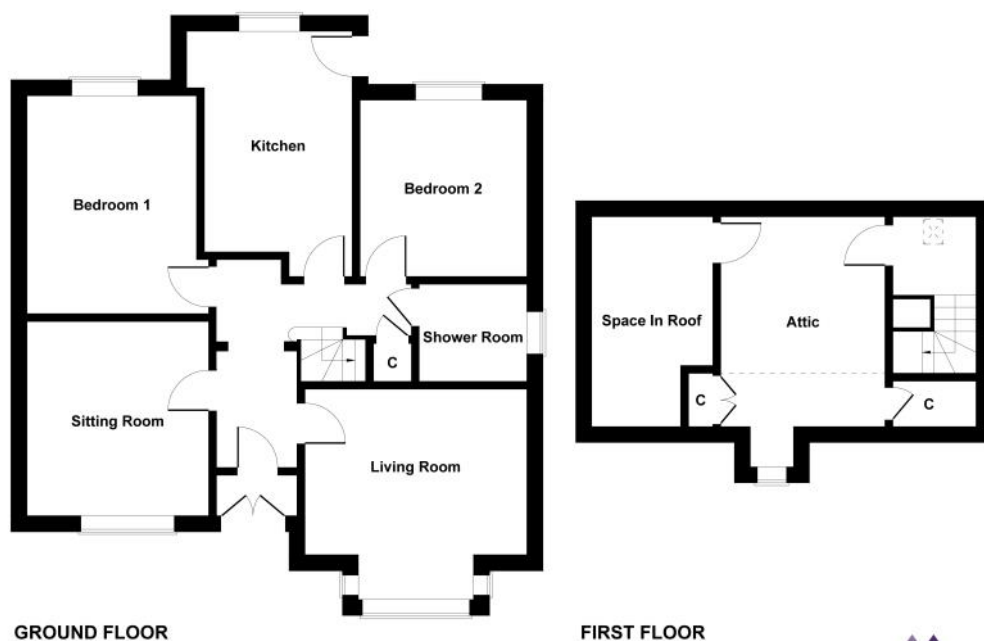
At the front of the house is an area of lawn, paved area at front door and gravelled space. There is a wide drive at the side of the house which provides ample parking. The back garden, which is bounded by timber fence, comprises pave patio, lawn and raised timber deck.

The garage, approx. 17'3 x 9'3 has up and over door, light and power.

A nice bungalow in a good location.

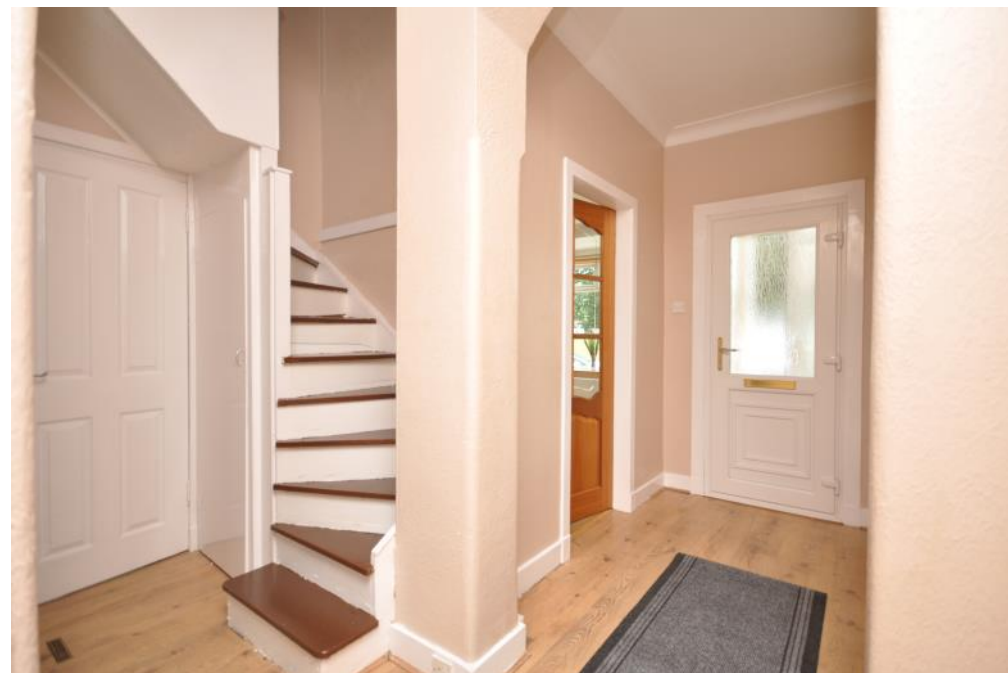
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole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

40 Victory Park Road, Girvan



Living Room	12'10" x 12'11" & 2' x 6'5"
Sitting Room or 3rd Bedroom	13'10" x 12'11"
Kitchen	13'6" x 8'9" reducing to 7'8" x 1'10" & 3'33"
Bedroom 1	12'4" x 11'10" & 2'1" x 1'
Bedroom 2	10'11" x 10'11"
Shower Room	5'1" x 7'3"
Floored & lined attic	12'7" x 11'5"

Dimensions are approximate



Hall



Hall



Living Room



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Attic Room



Front Garden



Side Elevation



Rear Elevation



Back Garden



Driveway

Directions

On arriving in Girvan travelling from Ayr, proceed ahead on Vicarton Street turning left just after pedestrian crossing, to Montgomerie Street. Carry on to end of street, turning right The Avenue. Proceed ahead and turn first right Queens Drive. Carry on to T junction and turn right, North Park Avenue. Proceed head along the edge of the park and take fist left to Victory Park Road. The property is located along toward the end of the road.

Victory Park is a large grassed amenity space providing playing fields and playpark etc. There is a further proposal to enhance the leisure element of the park with the addition of a new all-weather pitch with potential sports including football, rugby, and hockey.

General

Home Report is available on request.

Council Tax: Band D

EER: D (55)

To view contact



Tel: 01465 713498

Email: 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 Garden

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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