



THOMAS MURRAY  
PROPERTY



7 South Park Avenue  
Girvan  
KA26 0ER





View front





Rear Elevation





Living Room



Dining Room





Conservatory





Kitchen



Living Room



Dining Room

## 7 South Park Avenue, Girvan

Spacious 3 bedroom, 2 reception room bungalow in a lovely park side location and enjoying an attractive outlook across Victory Park

The property is conveniently situated for schools and shops. The beach is about 1000 yards from the house

Established garden, drive and detached garage. From the front garden is a pleasant view to the hills behind town

The house comprises

Entrance Vestibule

Hall with built in cupboard

Living Room with bay window and park views and feature fireplace with gas fire

Dining Room with glass tri timber/glass doors to

Conservatory double glazed on three sides and having double door to garden

Bright Kitchen with integrated hob, oven and extractor. Door to

Rear Vestibule

Bedroom 1, a good size double bedroom with built in wardrobe and cupboard. Bedroom 2, a further double bedroom. Bedroom 3 a decent size single bedroom

Shower Room with tiled walls and floor

Floored and lined loft, a super space with good potential for further development

Gas central heating. Windows are double glazed

Viewing is highly recommended

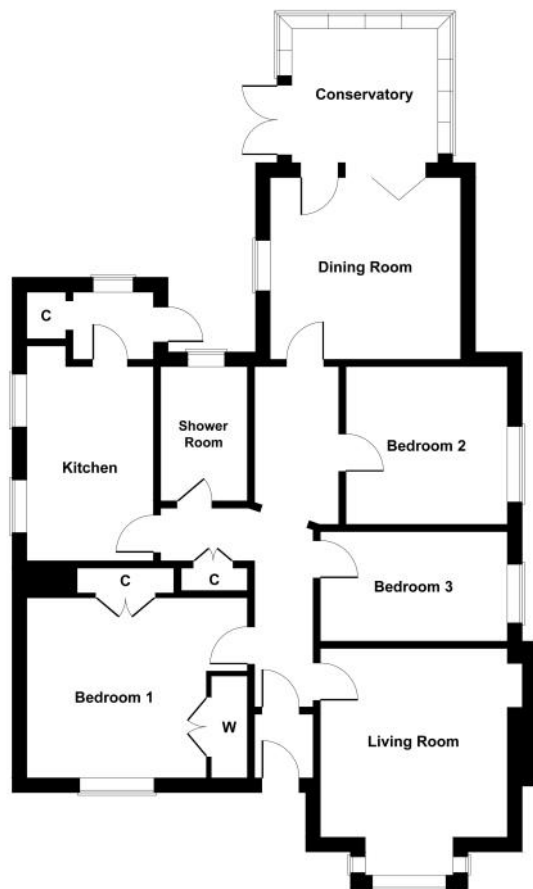


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole 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 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles



## 7 South Park Avenue, Girvan



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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Living Room	11'4" x 11'11" & 2'1" x 6'8"
Dining Room	11'2" x 10'6"
Conservatory	9'3" x 10'
Kitchen	11'4" x 8'10"
Bedroom 1	11'10" x 10'9" & 4'8" x 2'1"
Bedroom 2	9'4" x 9'7"
Bedroom 3	7'2" x 11'11"
Shower Room	7'7" x 5'1" reducing to 4'5"



Hall



Hall





Kitchen





Living Room



Living Room



Conservatory



Hall





Shower Room





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Bedroom 3



Shower Room



View from garden to hills



Front Garden





Rear Elevation



Garage

### Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing (opposite ASDA) turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Continue ahead and turn first right Queens Drive. Proceed ahead and turn right to North Park Avenue. Continue ahead and turn left Victory Park and proceed ahead to junction. Here turn left South Park Avenue. The Property is a short distance along on the right hand side

### General

Home Report available on request

Any development of the roof space is subject to obtaining the appropriate local authority consent (s)

The conservatory is double glazed in uPVC casements with a poly carbon roof.

### Council Tax

Band E

### Energy Efficiency Rating

D (63)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)





Patio





Back Garden



### 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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