



THOMAS MURRAY
PROPERTY



8 Wheatfield Road
Girvan
KA26 9DY



Back Garden





Living Room



Sitting Room



Kitchen



Living Room



Sitting Room

8 Wheatfield Road, Girvan

Spacious, 4 bedroom detached house standing in an established garden with double drive and attached garage

The house is in quiet area for easy access to schools and parks. The beach is about a 17 minute walk and all other local amenities are readily accessible

The interior is arranged over 2 floors comprising

Entrance Vestibule

Wide Hall

Living Room

Sitting Room

Dining Room

Kitchen

Garden Room

Utility Room

Bedroom 1

Bedroom 2

Bathroom

Upstairs

Bedroom 3

Bedroom 4

Study

Shower Room

Double glazed. Gas central heating

South facing back garden comprising lawn, planted borders, greenhouse and timber shed

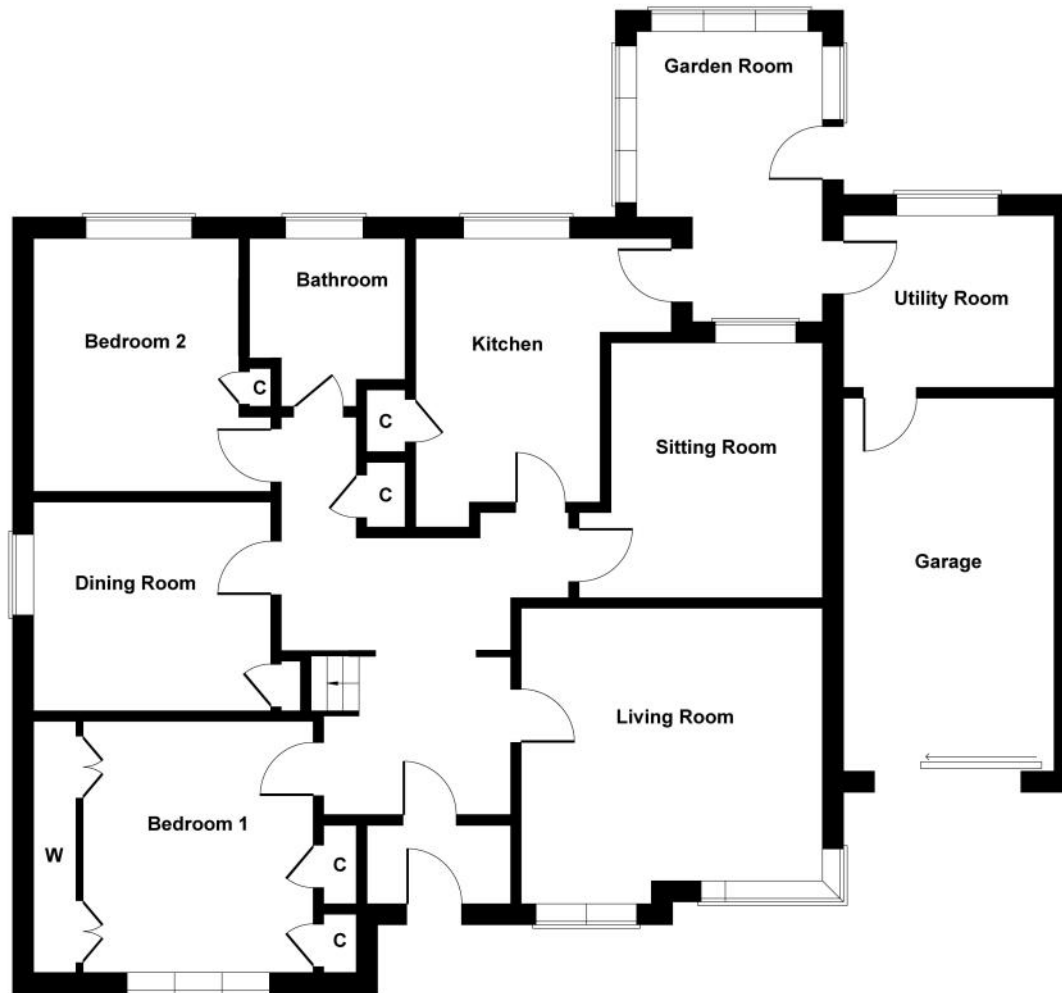
A lovely home in a great locality

Viewing is advised

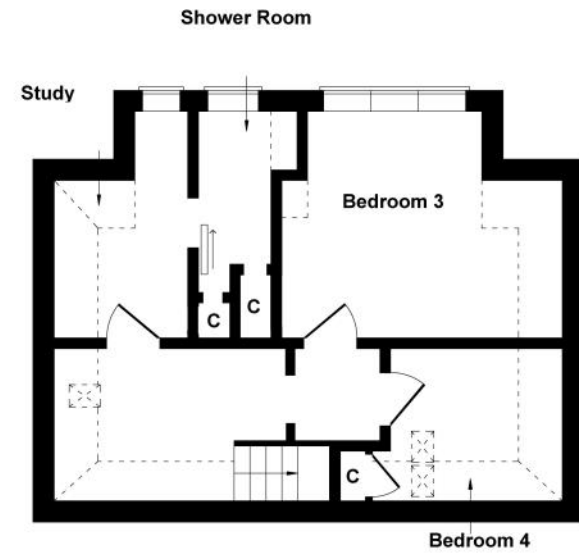


Dining Room

8 Wheatfield Road, Girvan



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Living Room	12'10" x 17'10"
Sitting Room	11'9" x 12'4" and 3'4" x 2'11"
Dining Room	9'10" x 11'2"
Kitchen	12'5" x 10'5" and 3'11" x 3'11"
Bathroom	7'11" x 7'4"
Garden Room	13'8" x 8'9" narrowing to 7'11"
Bedroom 1	11'10" x 13'2"
Bedroom 2	11'11" x 9'8"
Bedroom 3	7'5" x 14'8" and 3'3" x 7'9"
Bedroom 4	7'2" x 10'10" and 3'8" x 3'7"
Shower Room	6'3" x 4'1" and 2'2" x 2'5" and 3' x 2'
Study	6'10" x 7' and 3'3" x 2'6"
Utility Room	5'8" x 10'2"
Garage	14'6" x 10'5"



Hall



Hall



Kitchen



Kitchen



Dining Room



Living Room



Garden Room



Kitchen



Hall



Hall



Bedroom 1



Bedroom 2



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3



Bedroom 4



Bedroom 3



Bedroom 4



Study



Shower Room



Shower Room



Landing



Landing



Utility Room



Back Garden



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

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

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 second left, North Drive. Proceed ahead and turn right to Wheatfield Road. The house is situated on the right hand side. Wheatfield Road is a no through road.

General

Home report available upon request.

Council Tax

Band F

Energy Efficiency Rating

D (65)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com



Back garden

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







Outlook along Wheatfield Road to hills behind the town

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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