



THOMAS MURRAY  
PROPERTY



13 Wheatfield Road  
Girvan  
KA26 9DY



Rear Elevation



Living Room



Kitchen



Dining Room

## 13 Wheatfield Road, Girvan

Spacious 2 bedroom, 2 reception room bungalow standing in an established garden with gravel drive and single garage

The house is south facing and is in a lovely residential area. ASDA is a 13 minute walk and the beach is a 16 minute walk

The light and airy interior comprises

Entrance Vestibule

Wide Hall

Living Room

Dining Room

Fitted Kitchen installed 2022 and with plenty space to dine

Bedroom 1

Bedroom 2

Bathroom with bath, separate shower, wash hand basin and WC

Double glazed. Gas central heating

The garden spaces are established. The back garden is sheltered and private and comprises lawn and patio

Wheatfield Road is a cul de sac and is a quiet area

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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Living Room



Dining Room



Kitchen

Approx Gross Internal Area  
115 sq m / 1240 sq ft



Hall



Hall

## Floorplan

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.

Living Room	16'4" x 17'6" reducing to 16'4"
Dining Room	15'1" x 11'6"
Kitchen	10'7" x 13'10"
Bathroom	7' x 11'6"
Bedroom 1	10'8" x 13'7" & 2'2" x 2'10"
Bedroom 2	10'6" x 13'3"





Bedroom 1



Bedroom 2



Bathroom



Kitchen



Living Room



Bedroom 1



Bedroom 2



Bathroom



Back Garden



Front Garden

### 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 toward the top of the road on the left hand side. Wheatfield Road is a no through road.

### General Comments

Home report available upon request

### Council Tax Band

E

### Energy Efficiency Rating

D (65)

### To view contact



Tel: 01465 713498

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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.



Back Garden



Patio





### 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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