



THOMAS MURRAY  
PROPERTY



8 Park Circus  
Girvan  
KA26 0AW



Rear Elevation



Living Room



Living Room



Kitchen

## 8 Park Circus, Girvan

Located 1 minute from the beach this is a 2 bedroom semi detached bungalow situated on a large plot in a quiet cul-de-sac

The house is double glazed and has gas central heating

The interior is all on the level and the accommodation comprises

Entrance Vestibule

Hall

Living Room

Kitchen

Rear Porch

Bedroom 1

Bedroom 2

Shower Room

Attic space, part floored. Good potential to be further adapted

The large, south facing back garden comprises patio, lawn and gravelled area

There is a timber shed and timber garage

This is a great location about 220 feet back from the beach and a short distance from Stair and Ainslie Parks. All local amenities are readily accessible

A house with great potential in lovely surroundings

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



Kitchen



Hall



Hall

Living Room	13'11" x 14'11" x 12'3"
Shower Room	6'3" x 6'
Kitchen	10' x 10'7"
Bedroom 1	11'11" x 8'2"
Bedroom 2	12' x 8'10" & 1'3" x 2'9"
Porch	4'5" x 9'10"



Living Room



Kitchen



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 2



Shower Room



Shower Room



Back Garden



Back Garden

### Directions

Travelling to Girvan from Ayr on A77. Proceed to traffic lights at town square/clock tower. Here turn left, Knockcushan Street. Continue ahead to mini roundabout at harbour side. Take 1st exit left and proceed ahead on Henrietta. Passing Stair Park take next right, George Street. At T junction on sea front turn right and continue along turning right to Park Circus. Proceed into the cul-de-sac where the property is situated on the righthand side.

### General

Home report available upon request.

Any future development of the attic is subject to obtaining the appropriate local authority consent.

The driveway where it approaches the corner of the house and the boundary wall is narrow.

### Council Tax Band

C

### Energy Efficiency Rating

E (50)

### 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



Front Elevation

### 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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