



THOMAS MURRAY
PROPERTY



16 Wheatfield Road

Girvan

KA26 9DY



Rear Elevation



Back Garden



Living Room



Kitchen



Dining Area/Garden Room

16 Wheatfield Road, Girvan



Living Room



Kitchen

Attractive 2 bedroom attached bungalow standing in a lovely established garden and with wide drive and attached garage

The house is in a 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 house comprises

Entrance Vestibule

Hall with 2 built in cupboards

Spacious Living Room

Kitchen with integrated hob and oven

Dining Area/Garden Room

Bedroom 1 with built in wardrobe

Bedroom 2

Shower Room

Substantial attic with development possibilities

Double Glazed and gas central heating

The attached garage has light and power and back door to garden

The front garden comprises wide gravel drive with ample parking for three cars and this area is nicely planted

At the back, the garden is south facing. There is an area of lawn, a planted border and greenhouse

A lovely home in a great locality

Viewing is advised

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; 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

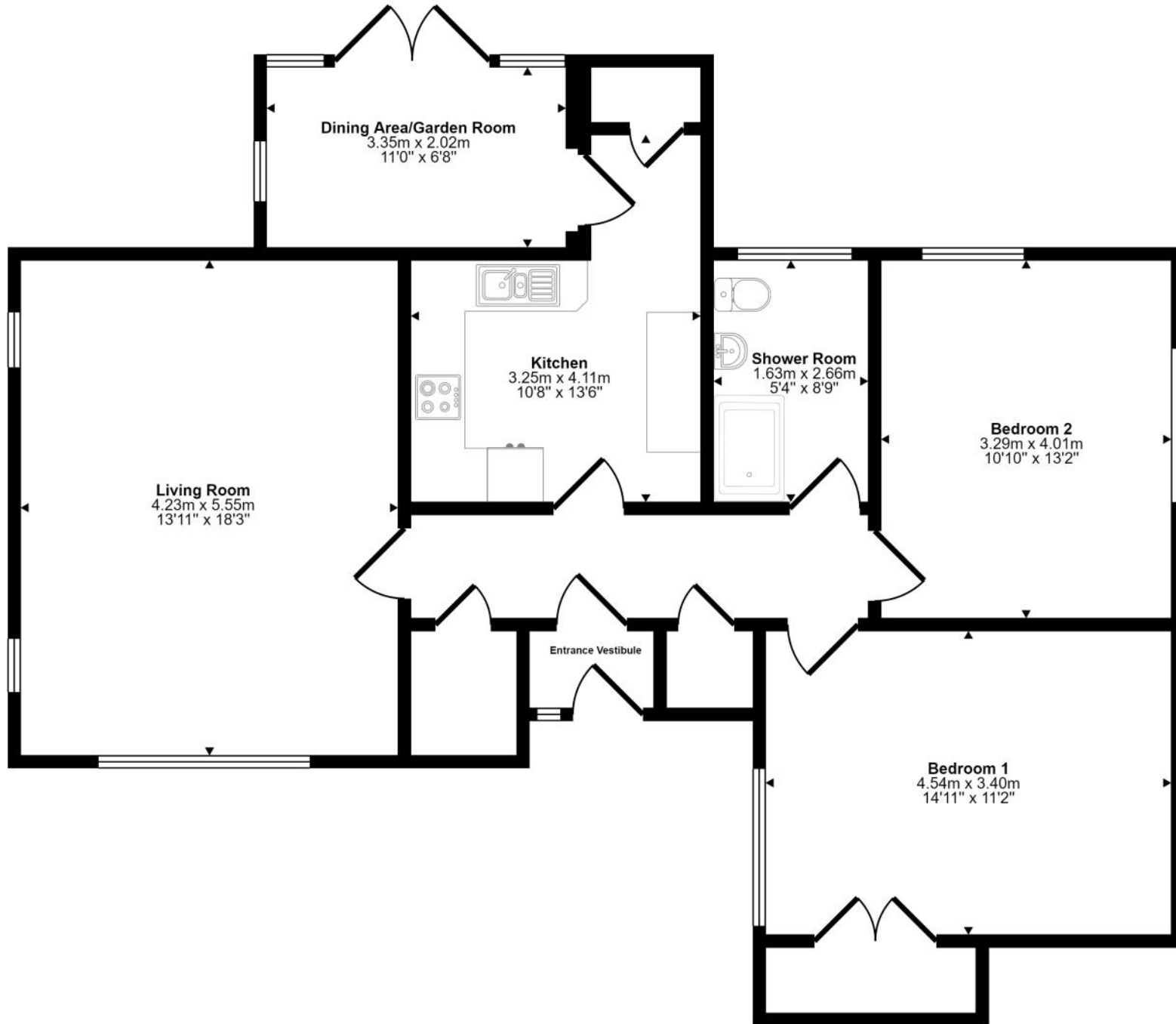


Living Room



Living Room

Approx Gross Internal Area
92 sq m / 987 sq ft





Hall



Hall



Dining Area/Garden Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Front Elevation



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 on the right hand side. Wheatfield Road is a no through road

General Comments

Home report available upon request.

The house is an attached bungalow. It is attached to neighbouring property by way of the garage

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

Council Tax Band

E

Energy Efficiency Rating

D (62)

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.



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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