



THOMAS MURRAY  
PROPERTY



12 Victory Park

Girvan

KA26 9DQ



View Front



Back



Living Room



Conservatory

## 12 Victory Park, Girvan



Living Room



Kitchen

Occupying a park side position this is a 2 bedroom detached bungalow enjoying a lovely outlook toward Victory Park to the hills behind town

The house is conveniently situated for schools, shops and 3G facility. The beach is only 11 minutes walk from the house

Large garden with ample room for garage and parking. The back garden is accessed from a lane at the rear of the house

The accommodation is arranged all on the level comprising

Entrance Vestibule

Hall

Living Room

Dining Room

Conservatory

Kitchen

Rear Porch

Bedroom 1

Bedroom 2

Shower Room

Double glazed and gas central heating

There is a good size loft which affords excellent potential for conversion to form further living space

The front garden comprises lawn and short drive

The back garden, which catches the sun all day, is level and is arranged in lawn and an area in gravel and paving. There is an old timber garage, 2 outhouses and a greenhouse

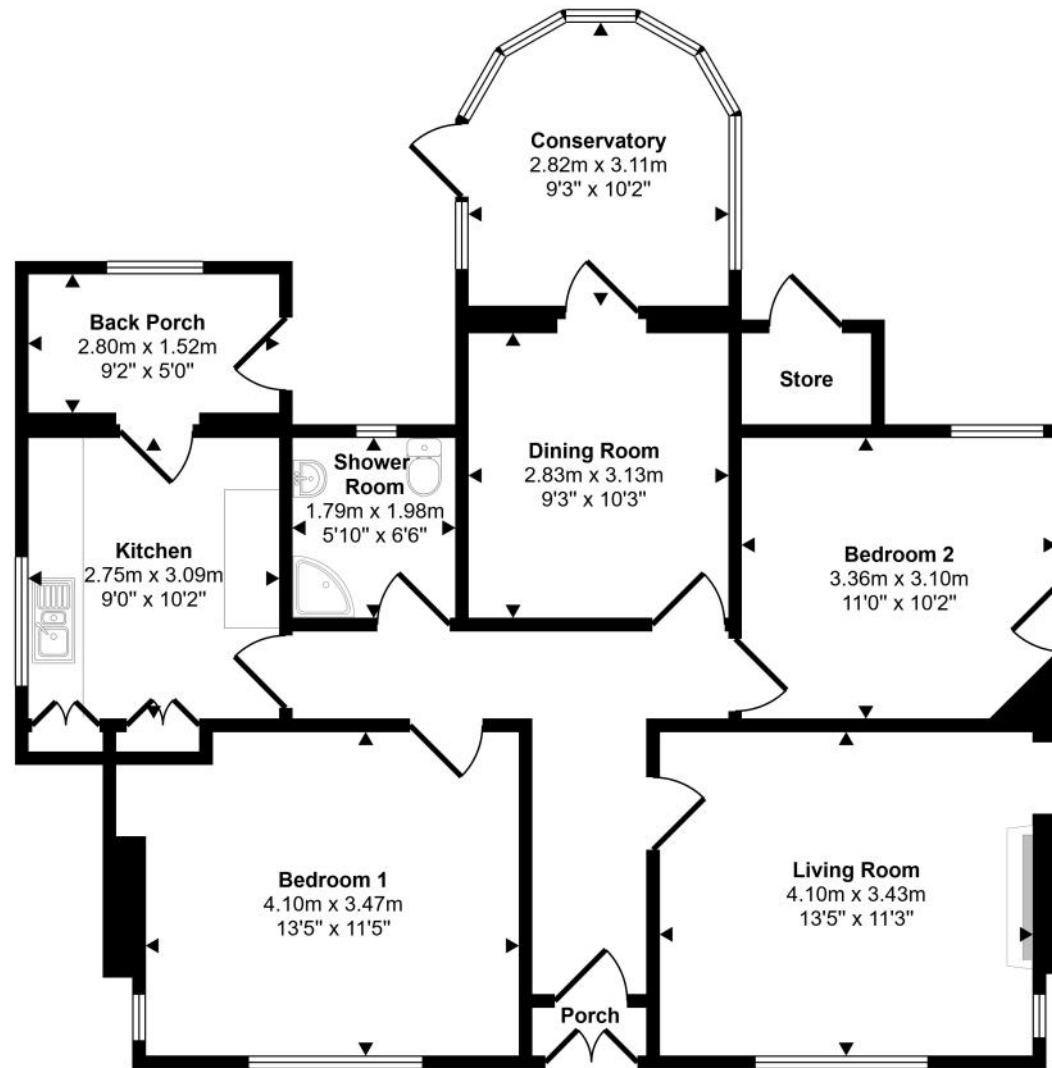
The house does require some general upgrade but nevertheless it is a solid house with fantastic potential

Viewing is highly recommended

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 variety of shops; ASDA super-market; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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

Approx Gross Internal Area  
92 sq m / 988 sq ft



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.



Hall



Hall



Living Room



Kitchen





Hall



Dining Room



Dining Room



Conservatory



Kitchen



Rear Porch



Rear Porch



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Shower Room



Front Garden



Back Garden



Front



Back

### 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 where the property for sale is situated on the right hand side.

### General Comments

Home report available upon request.

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

### Council Tax Band

D

### Energy Efficiency Rating

D (58)

### To view contact



**Tel:** 01465 713498

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



Back Garden



Back Garden



View

### 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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