



THOMAS MURRAY
PROPERTY



20 Victory Park

Girvan

KA26 9DQ



View | outlook over Victory Park



Front



Living Room



Dining Kitchen



Living Room



Dining Kitchen

20 Victory Park, Girvan

Beautifully presented 2 bedroom detached bungalow in park side location with attractive view across Victory Park toward hills behind town

The house is 8 minutes walk to the beach and schools and shops are readily accessible from this nice location

The present owners of 2½ years have thoroughly upgraded the house with work including rewiring, fitting new kitchen and shower room and new central heating boiler

In great decorative order the light and airy interior comprises

Entrance Vestibule

Hall

Living Room with bay window

Spacious Dining Kitchen with French doors to garden

Utility Room

Bedroom 1

Bedroom 2

Shower Room

Double glazed. Gas central heating

Good size loft which affords excellent potential for conversion

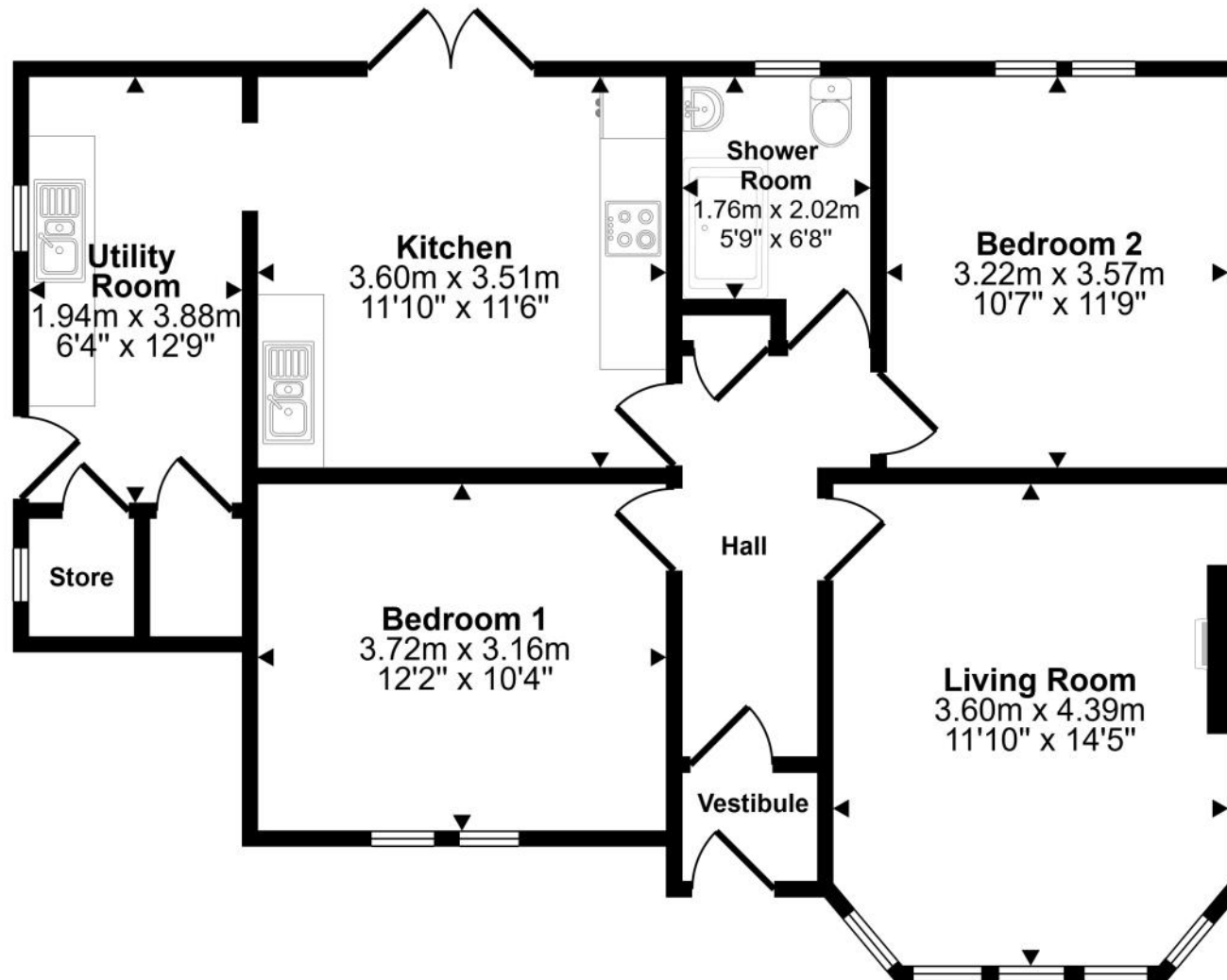
The house stands in on a level plot which comprises front garden and drive and at the back a large gravelled with porcelain paved patio. There is a timber garage

A lovely home in lovely surroundings

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 a variety of retailers; ASDA supermarket; 18 hole golf course; attractive beach 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
76 sq m / 820 sq ft



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



Dining Kitchen



Hall



Hall



Living Room



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Utility Room



Utility Room



Shower Room



Shower Room



Shower Room



Bedroom I



Front 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.

Council Tax Band

Band D

Energy Efficiency Rating

D 60

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.



Side



Back



Back



Back

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com