



11 Connor Court

Girvan

KA26 9DR



Front



Living Room



Kitchen



Living Room



Kitchen

11 Connor Court, Girvan

Detached 2 bedroom bungalow standing in an attractive garden and located in a quiet cul de sac in a nice area

The house is 20 minutes walk to the beach. Schools, parks, shops and the railway station are all readily accessible from the house

The house has a light and airy interior and is in good decorative order

The interior is all on the level and comprises

Entrance Vestibule

Hall

Living Room

Kitchen

Rear Porch

Bedroom 1

Bedroom 2

Bathroom

Gas central heating and mainly double glazed

Paved and gravel to drive to garage.

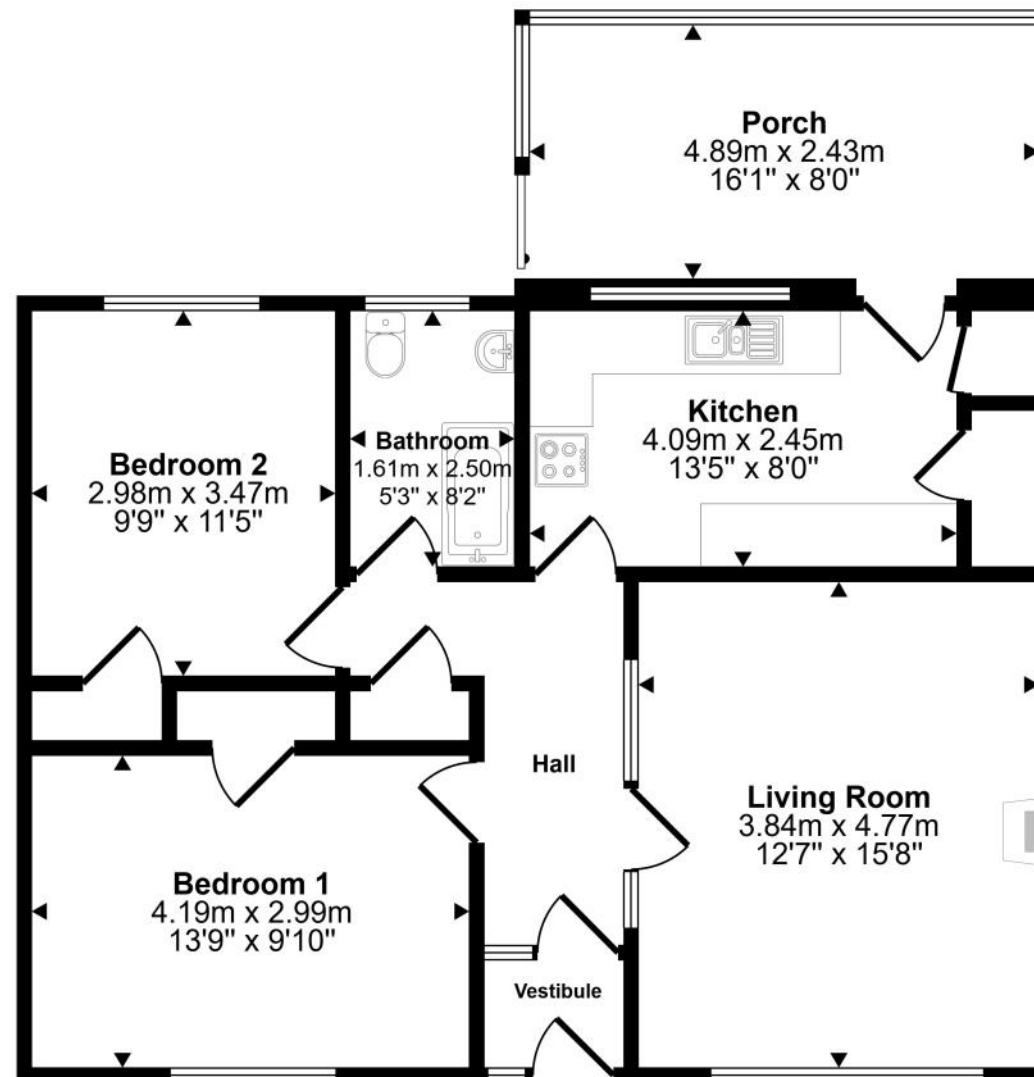
The south facing garden at the back of the house is sheltered and private and mainly laid in lawn

A lovely house in a great 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 (this is 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 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

Approx Gross Internal Area
84 sq m / 907 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



Living Room



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Vestibule



Back Porch



Back Porch



Back



Back Garden

Directions

On arriving in Girvan travelling from Ayr proceed ahead on Vicarton Street and turn left just after the pedestrian crossing opposite ASDA to Montgomerie Street. Continue to the end of Montgomerie Street and turn left, The Avenue. Continue to the top of the Avenue, passing Girvan Academy, and turn left, Rodney Drive. Continue ahead and turn second left, Connor Court. Proceed in to the cul-de-sac and the house is situated at the bottom of the road

General Comments

Home report available upon request.

The porch and the timber garage are in poor condition and will require replacement

Council Tax Band

Band D

Energy Efficiency Rating

D61

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.



Back Garden



Back Garden



Back Garden



Back Garden

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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