



2 North Park Avenue

Girvan

KA26 9DH



View from front



Living Room



Dining Room



Kitchen

2 North Park Avenue, Girvan

Situated in a great position close to the park this is an attractive 4 bedroom detached bungalow in lovely order throughout and in move in condition

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

The house has a drive providing parking for three cars

The interior is arranged on the level comprising

Entrance Vestibule

Hall

Living Room with bay window

Dining Room

Modern Kitchen

Utility Room

Bedroom 1

En Suite Bathroom

Dressing Room

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

Double glazed. Gas central heating

Sheltered and private back garden which is designed for easy up keep and features raised deck area, artificial lawn, and timber shed. An interesting feature in the garden is a World War 2 air raid shelter!

By separate negotiation, the hot tub, the pool table and the contents of the house are available to buy

The whole house is immaculate and has to be viewed

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

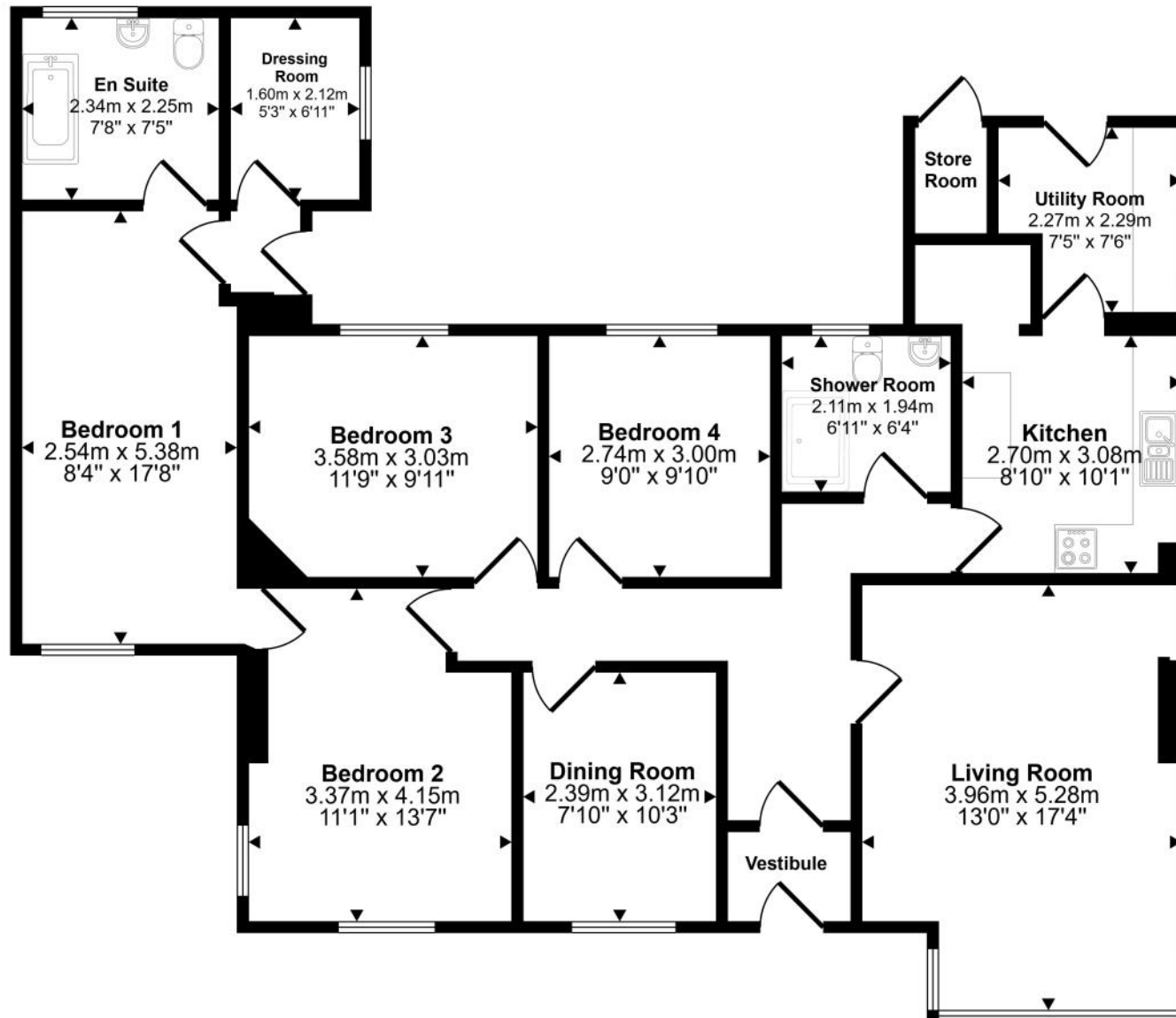


Living Room



Kitchen

Approx Gross Internal Area
124 sq m / 1338 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



Dining Room



Living Room



Kitchen



Utility Room



Utility Room



Bedroom 1



Bedroom 1



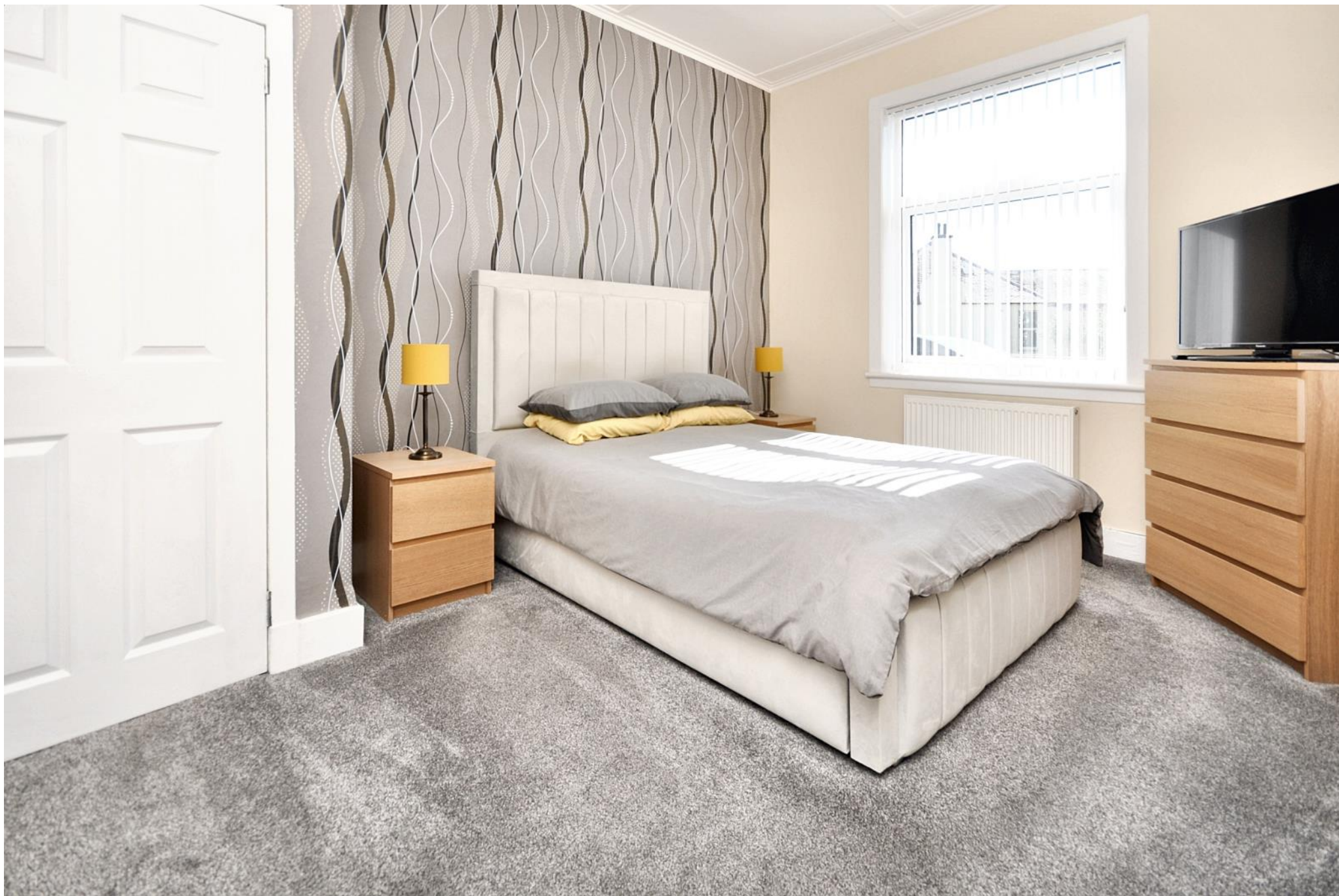
Bedroom 1



En Suite



Dressing Room



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Shower Room



Bedroom 4



Bedroom 4



Back Garden



Back Garden



Front



Back

Directions

Travelling from Ayr on A77 proceed ahead on Vicarton Street and continue to the pedestrian crossing (at ASDA). Here turn left, Montgomerie Street. Continue to the end of Montgomerie Street and turn left, The Avenue. Proceed ahead on The Avenue and turn first right, Queens Drive. Continue ahead and at T junction right, North Park Avenue. Proceed ahead, the house is situated at the bottom of the road just after the junction with Victory Park.

General Comments

Home report available upon request.

The hot tub, pool table and the entire contents of the house (with the exception of personal effects) are available to buy, by separate negotiation.

Council Tax Band

E

Energy Efficiency Rating

D68

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



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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