



11 Wheatfield Road
Girvan
KA26 9DY













11 Wheatfield Road, Girvan

Situated within a quiet and established residential address, this south facing detached bungalow offers spacious, all-on-the-level accommodation set within attractive gardens.

The house is conveniently located for local schools, parks and everyday amenities. Girvan's attractive seafront and beach are approximately a 15–20 minute walk away, while the town centre, supermarkets, healthcare facilities and leisure amenities are all readily accessible.

Having been a much-loved family home for almost four decades, the property now presents an excellent opportunity for purchasers to modernise and create a home to their own taste.

The accommodation is generously proportioned throughout, with bright, well-proportioned rooms ideally suited to a wide range of buyers, including those seeking retirement living or families looking for flexible accommodation on one level.

The property benefits from double glazing and gas central heating and, of particular note, there is a substantial attic space which, subject to the necessary consents offers exciting potential for conversion to provide additional living accommodation.

Externally, the property occupies attractive, established gardens. To the front is a monobloc driveway providing off-street parking. The enclosed rear garden is predominantly laid to lawn with mature planting and provides an excellent space to relax or entertain.

A detached garage, complete with light and power, offers excellent storage and workshop space.

This is a rare opportunity to acquire a spacious detached bungalow in a peaceful location, offering comfortable accommodation immediately whilst providing tremendous scope to enhance and add value over time.

Location

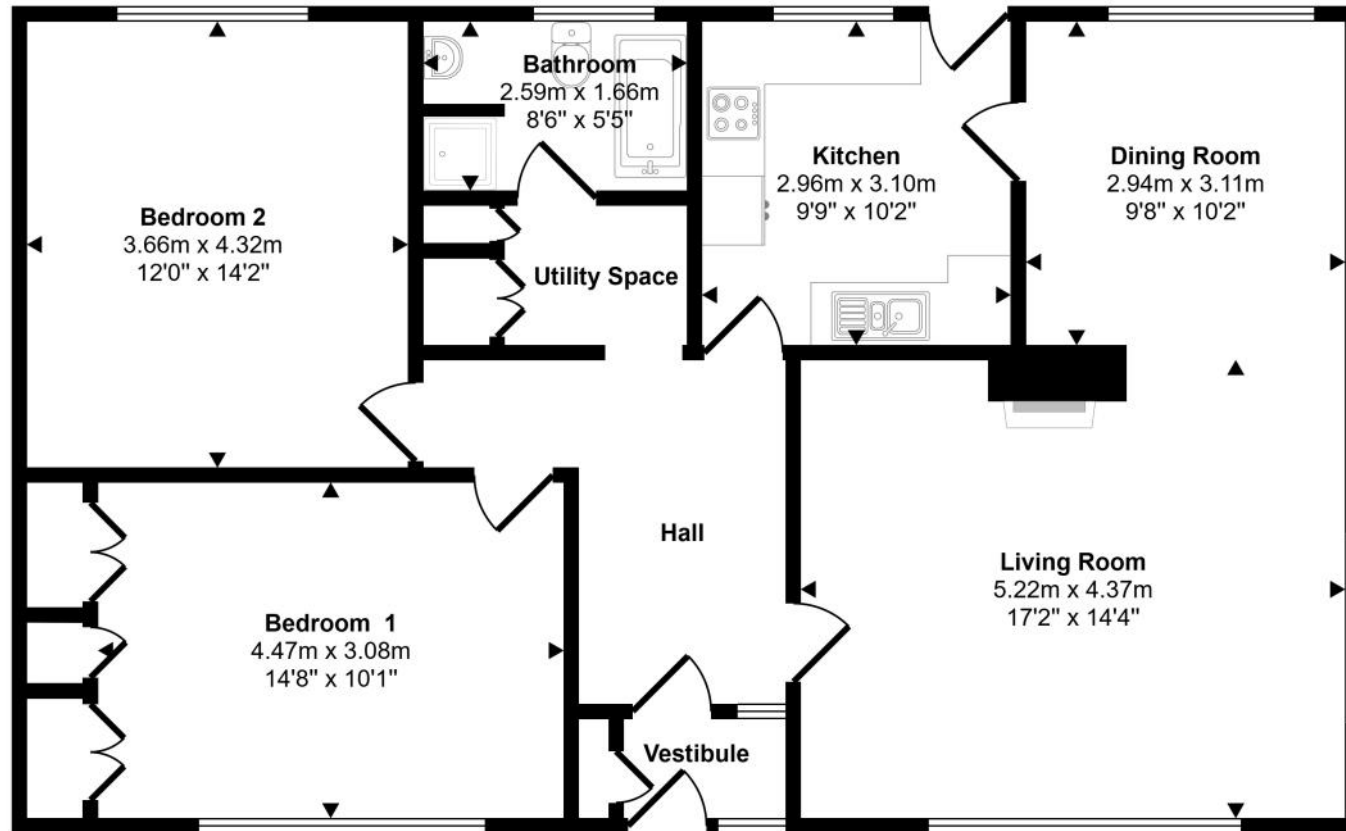
Girvan is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket.

Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour.

Girvan benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

Approx Gross Internal Area
97 sq m / 1042 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.







General Comments

Home report available upon request.

Council Tax Band

E

Energy Efficiency Rating

C (69)

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.





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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