THOMAS MURRAY
PROPERTY

73 Park Road

Girvan

KA26 0BJ

Softstep

73 Park Road, Girvan

Key Features

- Spacious upper flat within a block of four
- Three bedrooms
- Bright and generously proportioned lounge
- Gas central heating
- Double glazing
- Private rear garden
- Approximately 72 sq m (775 sq ft) of accommodation
- Excellent opportunity to modernise and add value
- Walking distance to schools and Girvan beach

A spacious three-bedroom upper flat offering generous accommodation, light and airy interior and superb potential for modernisation, situated a short walk from schools, amenities and Girvan's attractive beach.

Occupying the first floor of a traditional four-in-a-block building this bright home extends to approximately 72 sq metres and represents an ideal opportunity for first-time buyers, investors or those looking for a project to create a home to their own taste.

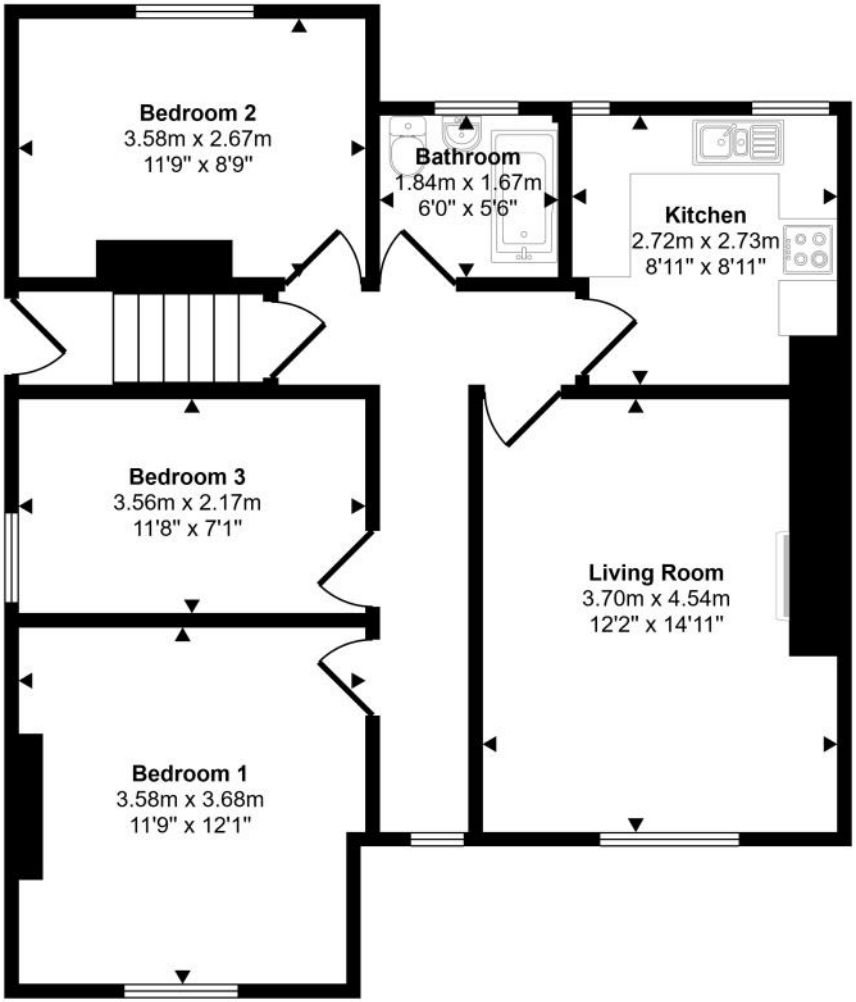
The accommodation comprises a welcoming entrance hallway, a well-proportioned lounge, three good-sized bedrooms, kitchen and a bathroom. While the kitchen and bathroom are of an older style and the property would benefit from cosmetic upgrading, it offers a solid foundation with gas central heating, double glazing and a practical layout throughout.

Externally, the property benefits from garden ground to the rear, providing useful outdoor space. A driveway for off road parking.

The Home Report notes that the property requires routine repair and maintenance together with a degree of modernisation, however there are no Category 3 defects identified and the property is considered suitable for mortgage purposes, subject to individual lender criteria.

Viewing is recommended to appreciate the generous proportions and potential on offer.

Approx Gross Internal Area
72 sq m / 772 sq ft



First Floor

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.

flexiplay

General Comments

Home report available upon request.

The property is being sold as seen. The seller has never occupied the property, which has been held as a buy-to-let investment, and accordingly no warranties or guarantees will be given in respect of the property's fixtures, fittings, appliances or services. Purchasers should satisfy themselves as to all matters prior to purchase.

The drive forms part of No 73, the occupiers of the lower flat have a pedestrian right of access over the drive.

Council Tax Band

A

Energy Efficiency Rating

C75

To view contact

THOMAS MURRAY
PROPERTY

Tel: 01465 713498

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.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

THOMAS MURRAY PROPERTY

7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

Regulated by RICS®

www.thomasmurrayproperty.com