



THOMAS MURRAY  
PROPERTY



25 South Park Avenue

Girvan

KA26 0ER





Rear Elevation





Sitting Room





Living Room





Dining Kitchen

## 25 South Park Avenue, Girvan



Sitting Room



Living Room

Really well presented, 3 bedroom semi detached bungalow at the side of Victory Park, easy access to Girvan Academy and Girvan Primary. The beach is 13 minutes walk from the house

The house has tidy garden front and back, a wide paved drive and a garage with light and power

The house comprises

Entrance Vestibule

Hall

Sitting Room with bay window

Living Room with stair to upper floor

Spacious Dining Kitchen with integrated hob and oven

Shower Room

Bedroom 1 with built in wardrobes

Upstairs

Bedroom 2 with built in wardrobe

Bedroom 3

The accommodation is in good decorative order

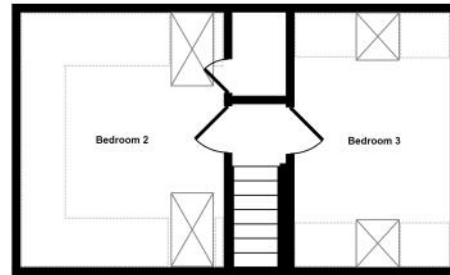
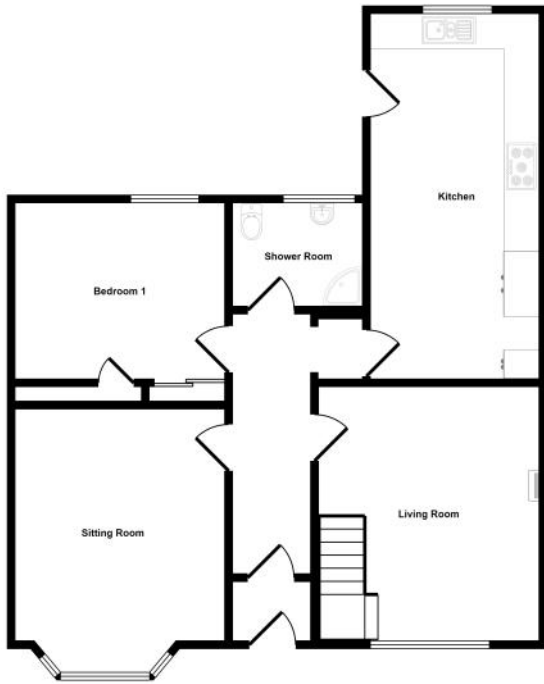
Gas central heating. Double glazed

The back garden is walled and comprises a lovely paved patio and summer house. There is also a timber shed

A well cared for house, viewing is highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this 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





First Floor  
Approx 33 sq m / 356 sq ft

Ground Floor  
Approx 79 sq m / 855 sq ft

Living Room	14'4" x 12'4"
Sitting Room	14'5" reducing to 12'10" x 11'9"
Kitchen	20'6" x 9'4"
Shower Room	5'11" x 7'3"
Bedroom 1	9'10" x 11'9"
Bedroom 2	9'11" x 9'
Bedroom 3	9'11" x 8'8"
Garage	18'8" x 9'11"



Hall



Hall



Dining Kitchen





Sitting Room



Living Room



Dining Kitchen



Sitting Room





Shower Room





Bedroom 1





Living Room



Dining Kitchen



Shower Room



Bedroom 1





Bedroom 2



Bedroom 3



Bedroom 2



Bedroom 3





Front Garden





Back Garden





Back Garden



Garage

### 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. Ahead and turn left Victory Park and proceed to junction. Here turn left South Park Avenue. The Property is further along at the junction to McCulloch Road.

### General Comments

Home report available upon request.

### Council Tax Band

D

### Energy Efficiency Rating

D (64)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.





Front Elevation



Side



Driveway



Front Elevation



### 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](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)