



11 Inglis Way  
Girvan  
KA26 0EQ



View from front



Living Room



Kitchen

## Mid-Terrace Two Bedroom House | Excellent Renovation Potential

Situated within a good area, this mid-terrace two-bedroom property is located approximately a 16-minute walk from the beach, with Victory Park and local schools close by. The house is in need of improvement throughout and represents an excellent opportunity for purchasers looking for a renovation project or investment potential

### Accommodation

The accommodation is arranged over two levels and comprises:

Entrance Hall

Living Room

Kitchen

Upper Floor

Bedroom 1

Bedroom 2

Shower Room

Double glazing is installed, though of an older vintage, and the central heating system also appears to be of an older type

### Front and rear gardens

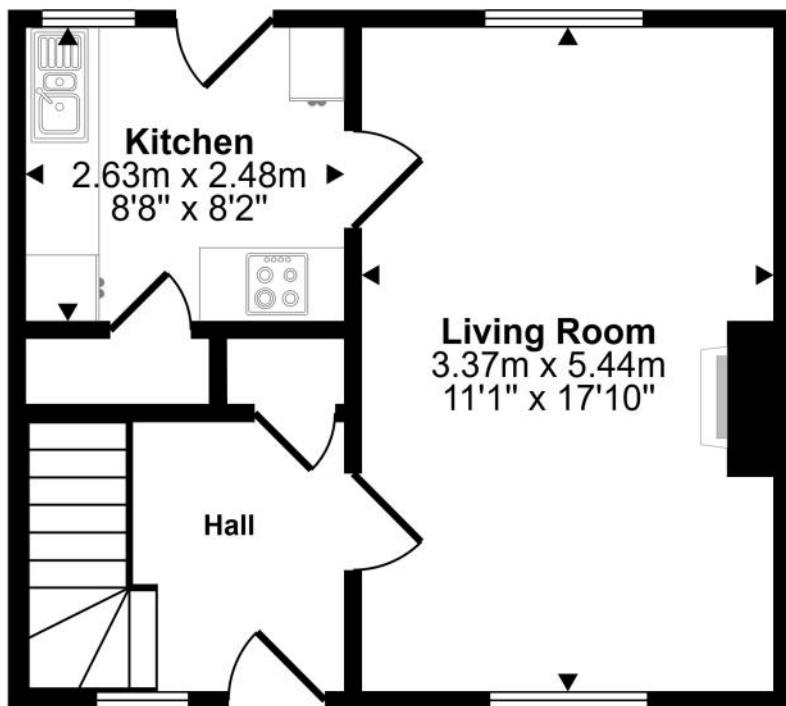
To fully appreciate the extent of upgrading required, internal viewing is recommended

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; 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

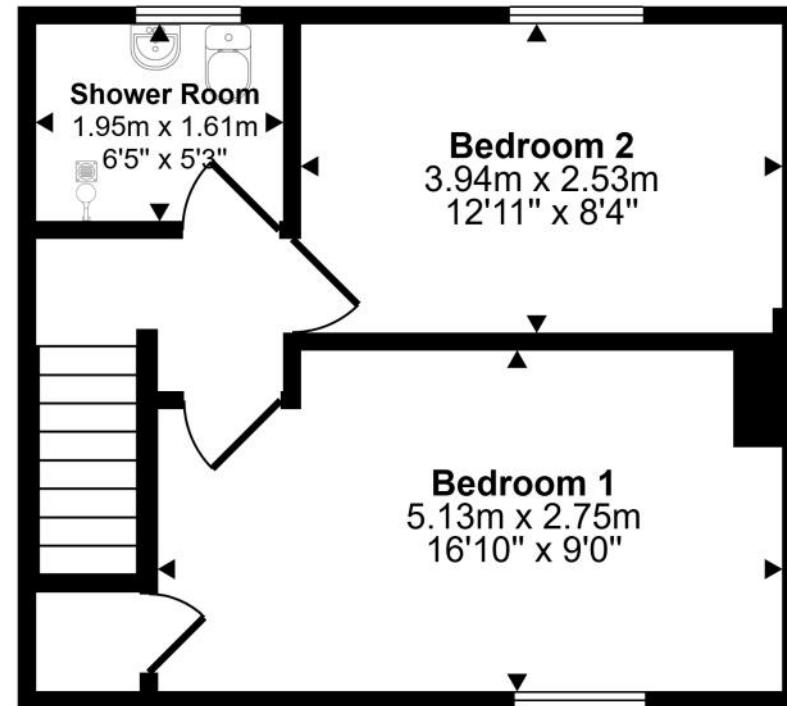
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area  
67 sq m / 719 sq ft



### Ground Floor

Approx 34 sq m / 362 sq ft



### First Floor

Approx 33 sq m / 357 sq ft

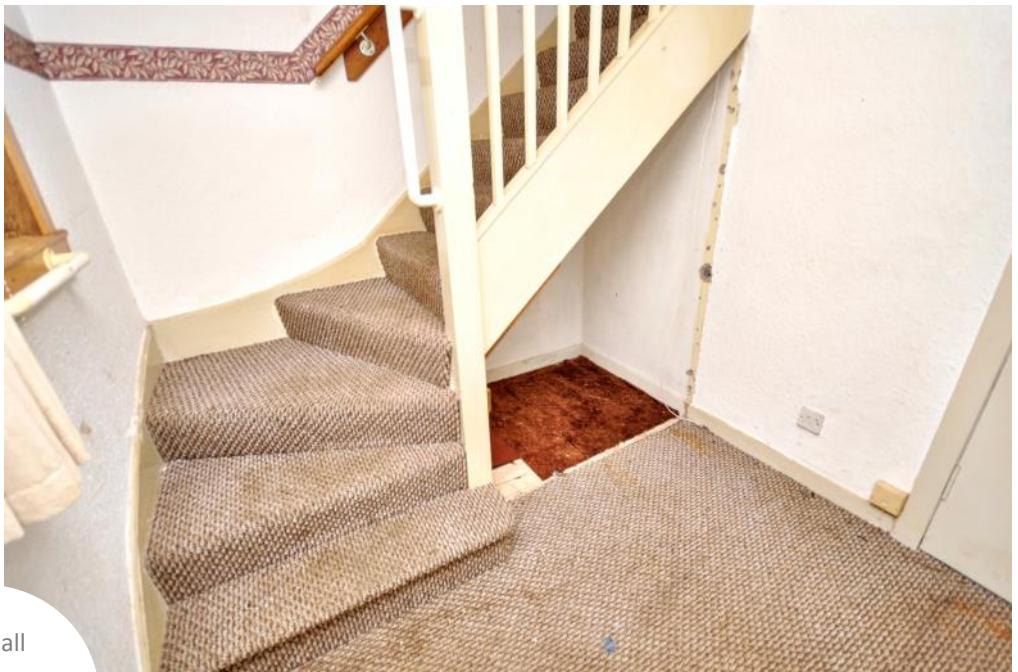
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ent Hall

Living Room

Kitchen





Landing

Stairwell

Bedroom 1

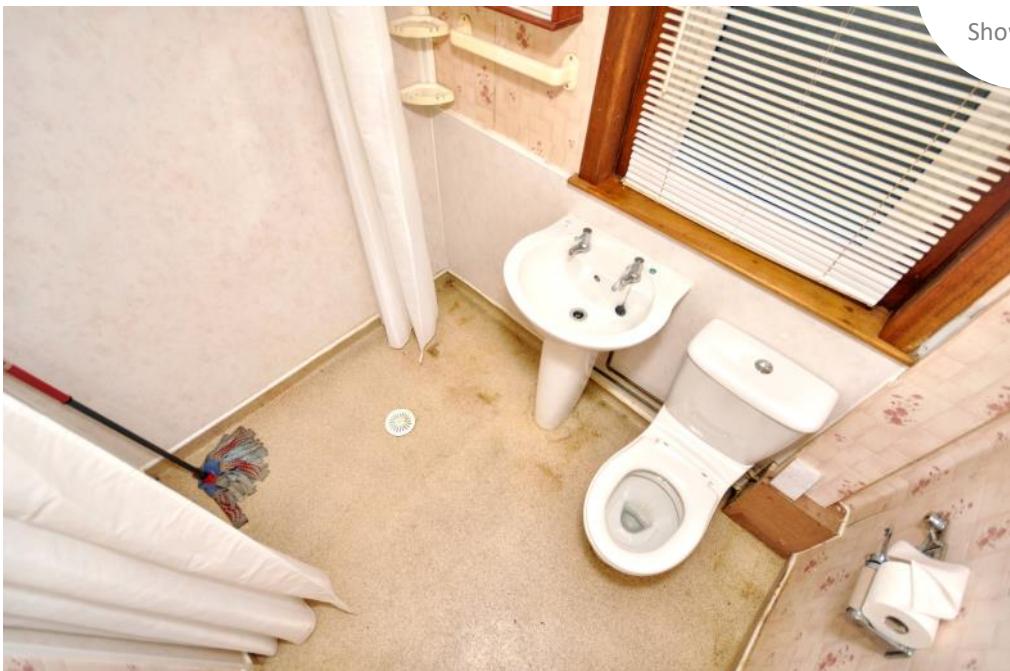




Bedroom 2

&

Shower Rm





Back



Back

## Directions

Travelling to Girvan from Ayr. Proceed on A77 and approach town on Vicarton Street. After pedestrian crossing turn left, Montgomerie Street. Continue ahead and at end of road turn left The Avenue. Proceed ahead to the top of The Avenue and at T junction turn right Coalpots Road. Continue ahead and turn right South Park Avenue and first left to McCulloch Road. Turn first right to Inglis Way, proceed ahead into what is a cul de sac and go around the grass area where the house is located on the bottom side on the left

## General Comments

Home report available upon request.

The house is in poor condition and as such is sold as seen

## Council Tax Band

Band A

## Energy Efficiency Rating

E (53)

## 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.

## 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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