



THOMAS MURRAY
PROPERTY

20 North Park Avenue
Girvan
KA26 9DH

















20 North Park Avenue, Girvan

Parkside Family Living in One of Girvan's Most Desirable Locations

Occupying a wonderful south-facing position overlooking Victory Park, this is an exceptional detached family home that comes to the market for the very first time since it was built in the early 1960s.

Well cared for by its original owners for over sixty years, this substantial home offers 212m² of bright, versatile accommodation, complemented by mature gardens, an attached garage and one of Girvan's most desirable residential settings.

The attractive exterior immediately catches the eye, with distinctive sandstone detailing adding character and individuality, while the established front garden creates a welcoming first impression.

Inside, the accommodation is exceptionally well-proportioned and enjoys a wonderful sense of light throughout. The impressive living room is undoubtedly the heart of the home, featuring a large picture window overlooking the front garden and Victory Park. The striking open-tread staircase creates an immediate focal point, while the attractive sandstone feature wall reflecting the home's original architectural character. The living room flows naturally into the dining room, creating an ideal space for entertaining, before continuing into the conservatory which enjoys views over the rear garden and provides a peaceful spot to relax throughout the seasons. The kitchen is generously proportioned, with ample space for everyday dining, and is complemented by a practical utility room with direct access to the garden.

On the ground floor are two generous double bedrooms, a family bathroom and an additional reception room which could equally serve as a snug, home office or fifth bedroom. Upstairs are two further exceptionally spacious double bedrooms together with a convenient cloakroom fitted with WC and wash hand basin.

Further benefits include double glazing and gas central heating.

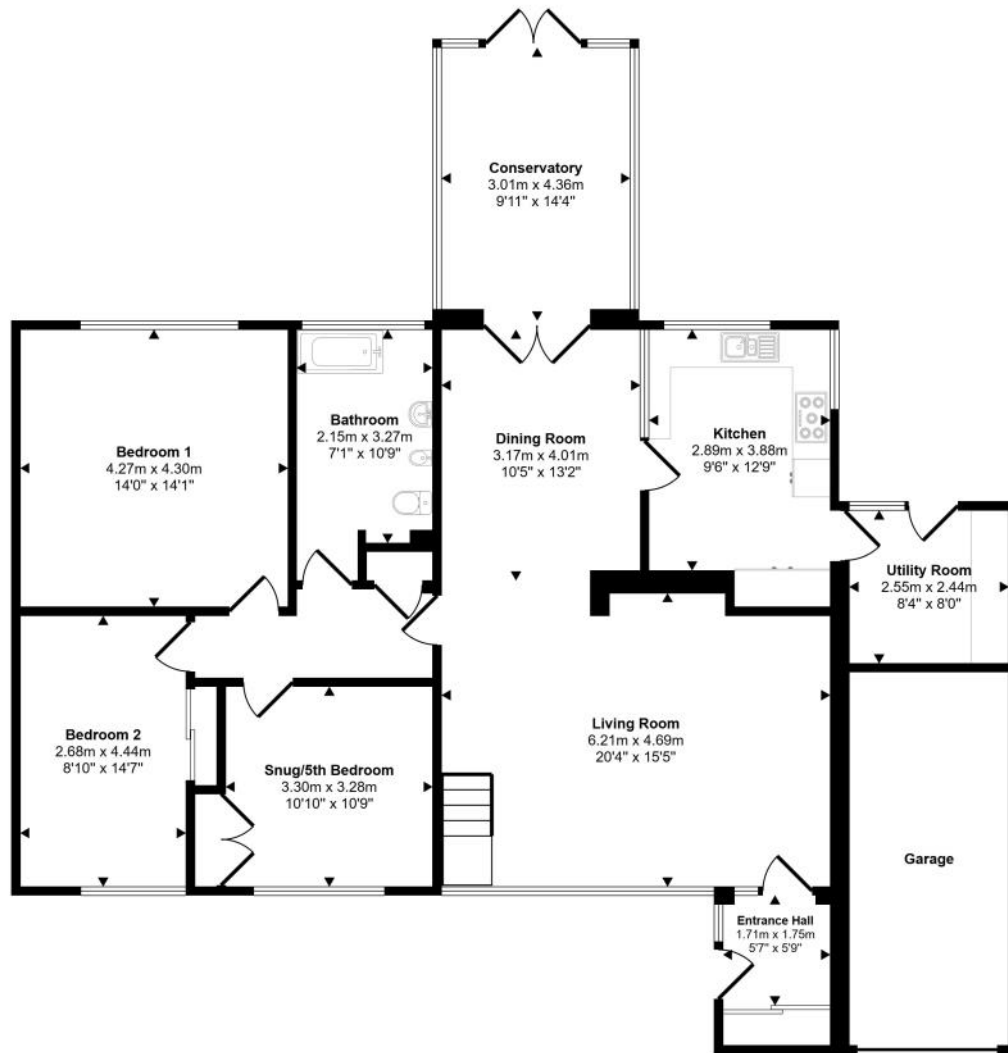
Externally, the mature gardens have been established over many years. The sunny south-facing front garden enjoys an enviable aspect, while the private rear garden offers excellent outdoor space with tremendous potential for the next owners to further enhance by selectively opening up some of the mature planting. A driveway provides off-street parking and leads to the attached garage.

The location is every bit as impressive as the home itself. Victory Park lies directly opposite, providing expansive green space, sports facilities and a delightful outlook, while Girvan Academy and local primary schooling are only a short walk away. It's a 14 minute walk to the beach and the town centre, harbour and a wide range of everyday amenities are all conveniently close by.

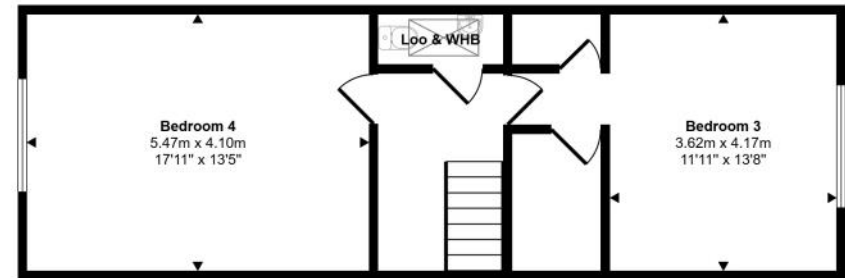
This is a rare opportunity to acquire a home that has never before been offered for sale—a property of genuine provenance in an outstanding park-side location, ready for a new family to create the next chapter in its history.



Approx Gross Internal Area
212 sq m / 2277 sq ft



Ground Floor
Approx 158 sq m / 1699 sq ft



First Floor
Approx 54 sq m / 577 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.















Lifestyle and Location

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances |

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

General Comments

Home report available upon request.

The property, it is being sold in its present condition and no warranties given in respect of the condition or working order of any fixtures, fittings or services

Council Tax Band | F

Energy Efficiency Rating | Band D64

To view contact



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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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