



THOMAS MURRAY  
PROPERTY



9 South Park Avenue

Girvan

KA26 0ER



View from house



View from house



Living Room



Kitchen

## 9 South Park Avenue, Girvan

Enjoying a highly desirable park-side position, this detached two-bedroom bungalow offers an attractive open outlook across Victory Park and fantastic potential to create a lovely home in a prime location

Conveniently situated within easy reach of schools and shops, the property is also just a 10 minute walk from Girvan's attractive beach

The accommodation is all on one level and comprises

Entrance Vestibule

Hall,

Living Room featuring bay window with park views

Sitting Room with patio doors

Kitchen

Back Porch

2 Bedrooms

Bathroom

Gas central heating and double glazing.

An attic space offers development potential, subject to the necessary consents

Externally, there are gardens to both the front and rear, a driveway, and a timber garage (currently in poor condition)

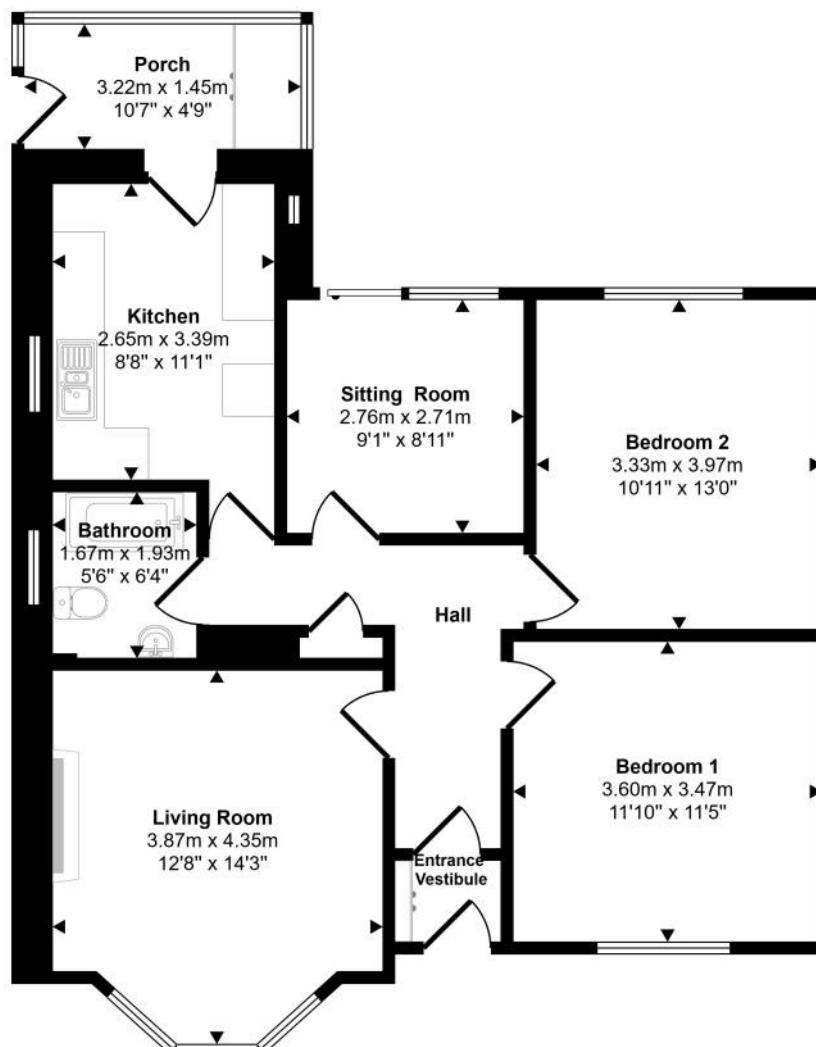
While the house does require modernisation, it represents a great opportunity to acquire a bungalow with excellent potential in a sought-after location

Viewing is highly recommended

Girvan provides a wide range of amenities including nursery, primary and secondary schooling; a leisure complex with swimming pool, gym and soft play area; a community hospital; town centre shopping; an ASDA supermarket; an 18-hole golf course; railway station with connections to Ayr, Prestwick Airport and Glasgow; and an attractive beach and harbour. The Turnberry Hotel and Golf Courses, as well as Culzean Castle and Country Park, are all close by.

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

Approx Gross Internal Area  
84 sq m / 901 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.



Hall



Hall



Living Room



Kitchen



Sitting Room



Sitting Room



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Back Porch



Back Porch



Rear



Back Garden

#### 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. Continue ahead and turn left Victory Park and proceed ahead to junction. Here turn left South Park Avenue. The Property is a little further along on the right hand side

#### General Comments

Home report available upon request.

#### Council Tax Band

E

#### Energy Efficiency Rating

E52

#### To view contact



**Tel:** 01465 713498

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**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.





View from house

## 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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