



THOMAS MURRAY  
PROPERTY



37 Torcy Drive

Girvan

KA26 0EU





Living Room



Kitchen





Living Room



Kitchen

## 37 Torcy Drive, Girvan

Situated in a quiet cul de sac, this is a 2 bedroom detached bungalow, with tidy, manageable front and back gardens, drive and detached garage. The back garden is south facing.

The house, which is about 25 years old, is double glazed in uPVC casements and is heated by gas. The interior is in nice decorative order and the property is in good repair.

The living space is arranged all on the level comprising: Entrance Vestibule with double, uPVC double glazed doors and timber/glass inner door to hall. The Hall provides access to all rooms, has built in cupboard with electric consumer box and ceiling hatch to loft. The Living Room has window to front. Bedroom 1 and Bedroom 2 are both double bedrooms with windows to over looking the back garden. The Kitchen, with window to front, is fitted with a contemporary range of cabinets extending at base and wall mounted levels and extending on two walls. Integrated hob, oven and extractor canopy. The ceiling over is in water proof panelling with down lights. The gas central heating boiler is in the kitchen. From the kitchen there is a double glazed/uPVC door to side. The Shower Room, with window to side, is fitted wide shower with mixer shower unit and tiled walls, wash hand basin and WC.

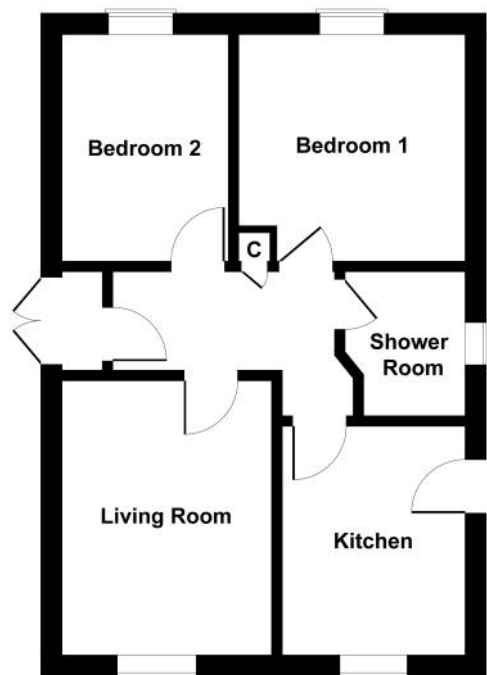
The detached garage is approx. 19' x 9'4 at widest and has up and over door, side door, light and power. A paved and gravelled drive runs up to the garage.

The bungalow stands in a well kept garden with spaces front and rear. The back garden, which is bounded by timber paling fence, is laid in granite gravel, with paved paths and two planted beds. The front garden comprises spaces laid in granite gravel and grass.

Good location on the east edge of Girvan. From the front garden there is a view over neighbouring properties toward Ailsa Craig. Easy access to Victory Park and schooling.

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. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

## 37 Torcy Drive, Girvan



Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.



Living Room	14'1" x 11'5"
Kitchen	12'4" x 7'1"
Bedroom 1	10'9" x 10'9"
Bedroom 2	10'9" x 8'7"
Shower Room	6'5" x 4'5" & 1'2" x 3'7"

Dimensions are approximate



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2





Shower Room





Kitchen



Shower Room



Garage



Back Garden





### Directions

Travelling to Girvan from Ayr. Enter town on Vicarton Street and continue to pedestrian cross across from ASDA. Here turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left, The Avenue. Continue to the top of The Avenue and at junction turn right to Coalpots Road. Proceed ahead for a short distance and turn left, Torcy Drive. Follow road round and take second left into cul de sac where the property for sale is located on the right hand side.

### General

Home Report is available on request.

**Council Tax:** Band

**EER:**

**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

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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