



THOMAS MURRAY
PROPERTY



5 Hawthorne Drive

Girvan

KA26 0BE



Front Garden & view front



Living Room



Living Room



Kitchen



Kitchen



Living Room



Kitchen

5 Hawthorn Drive, Girvan

A very attractive, 2 bedroom house in a great situation on the edge of town with open outlook toward surrounding fields and about 600 yards to the beach.

The house is double glazed and central heating is by gas.

Accommodation comprises: Hall with double glazed uPVC front door and doors to living room, kitchen and stair with timber balustrade to first floor. The Living Room with front facing window, has wood burning stove. The spacious dining Dining Kitchen has window to rear, double glazed/uPVC back door and double glazed/uPVC French doors to timber deck. There are base and wall mounted cabinets and a slot in range style cooker.

Upstairs the landing has doors off to Bedrooms 1 and 2, a study or 3rd bedroom and bathroom.

Bedroom 1 is a double bedroom with front facing window and built in wardrobe. Bedroom 2, which the present owners use a second sitting room, has a window to rear and 2 built in cupboards. The study or Bedroom 3 has window to front. The Bathroom, with window to rear, comprises bath with mixer shower over and glass screen to side, wash hand basin and WC.

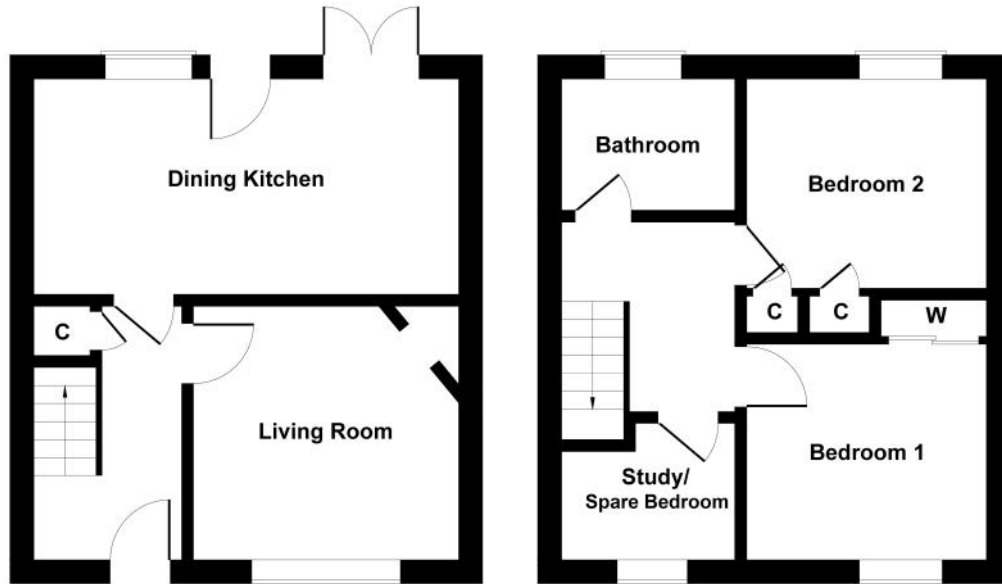
The front facing rooms enjoy the open outlook toward the surrounding farmland and hills.

The property further comprises a nice front garden enclosed by timber fence. At the rear of the house there is a timber deck comprising a covered area and there is substantial timber shed 10'1" x 14' with light and power and lined interior.

A lovely home in a great spot.

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.

5 Hawthorn Drive, Girvan



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Living Room	12'1" x 11'5"
Dining Kitchen	9'3" x 17'1"
Bedroom 1	10' x 11'6"
Bedroom 2	9'6" x 6'3"
Study / Spare Bedroom	6'7" x 6'3"
Bathroom	6' x 6'5"

Dimensions are approximate



Hall



Hall



Living Room



Kitchen



Hall



Landing



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Back Garden



Back Garden

Directions

On entering Girvan travelling from Ayr, proceed ahead and at traffic lights and pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue ahead and at end of road turn left, The Avenue. Proceed to the top of The Avenue and at T junction turn right Coalpots Road. Continue ahead for about 0.9 miles, Hawthorn Drive is on the right. The Property faces out toward Coalpots Road, overlooking a grass amenity area. Turn right from Coalpots Road into Hawthorn Drive, where parking is available.

General

Home Report is available on request.

Council Tax: Band B

EER: C (73)

To view contact



Tel: 01465 713498

Email: 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.



Back Garden



Back Garden



Back Garden



Back Garden



Front Elevation



Front Elevation



View Front

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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