



THOMAS MURRAY
PROPERTY



4 Willow Drive
Girvan
KA26 0DE



Living Room



Living Room



Dining Area

4 Willow Drive, Girvan

This is a middle terrace, 2 bedroom house with garden spaces front and rear.

The house comprises: Hall with double glazed/uPVC front door, timber/glass door to living room, built in cupboard and stair to first floor. The Living Room, with window to front has archway through to Dining Area which in turn has window to rear and doorway through to kitchen.

The Kitchen, with window to rear, has double glazed/uPVC back door and a 'walk in' cupboard with further cupboard within.

Upstairs the landing provides access to 2 bedrooms and bathroom. Bedroom 1, with front facing window, is a good size double bedroom with built in wardrobe. Bedroom 2, with window to rear, is a double bedroom comprising a built in recess. The Bathroom, with window to rear, has bath with electric shower over, wash hand basin and WC.

Windows are double glazed in uPVC casements and central heating is by gas.

In the back garden there is a timber shed and a gate in the back fence which leads to a rear lane which runs behind this terraced row.

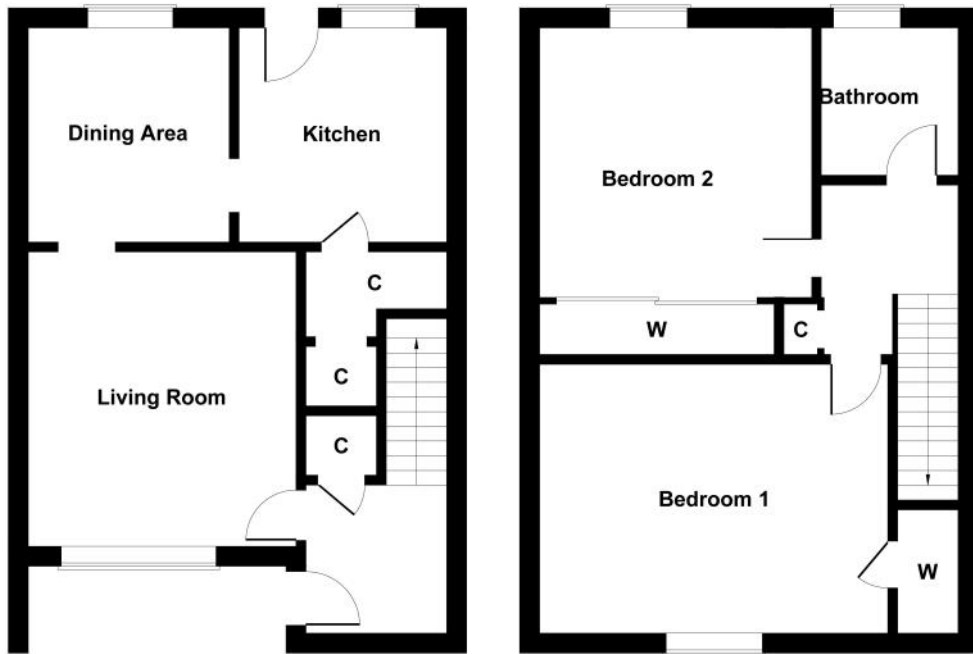
In need of general improvement.

Great first time buy prospect or buy to let potential.

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. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 59 miles

4 Willow Drive, Girvan



GROUND FLOOR

FIRST FLOOR

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



Living Room	13'1" x 10'9"
Dining Area	9' x 8'
Kitchen	9' x 8'6"
Bedroom 1	9'9" x 13'7"
Bedroom 2	13'2" x 10'2"
Bathroom	5'6" x 6'4"



Living Room



Kitchen



Dining Area



Hall



Dining Area



Landing



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Rear Elevation



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 0.8 miles and turn right, Willow Drive. The Property is situated a little further along on the right hand side. Parking is on street.

General

Home Report is available on request.

Council Tax: Band B

EER: C (70)

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.

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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