



THOMAS MURRAY
PROPERTY



20 North Drive
Girvan
KA26 9DX









Living Room



Dining Room



Kitchen



Conservatory



Living Room



Dining Room

20 North Drive, Girvan

Beautifully presented and well appointed semi detached 4 bedroom house with lovely conservatory, large garden, plenty of parking and a big garage/workshop

The house is in a nice area, easy access to schools and parks. It's a 15 minute walk to the beach

From the front of the house there is a lovely view across neighbouring houses to the hills behind town

The house is in good decorative order. Double glazed. Gas central heating

The light, spacious interior comprises

Entrance Vestibule

Hall

Living Room with bay window and Portuguese stone fireplace and living flame gas fire

Dining Room with double glazed/uPVC doors through to

Stunning Conservatory with accent downlights, glass roof and double doors to garden

Fitted Kitchen

Tiled Bathroom

Bedroom 1, a good size double bedroom

Upstairs

Landing with Velux window

Bedroom 2, a lovely double bedroom

Bedroom 3

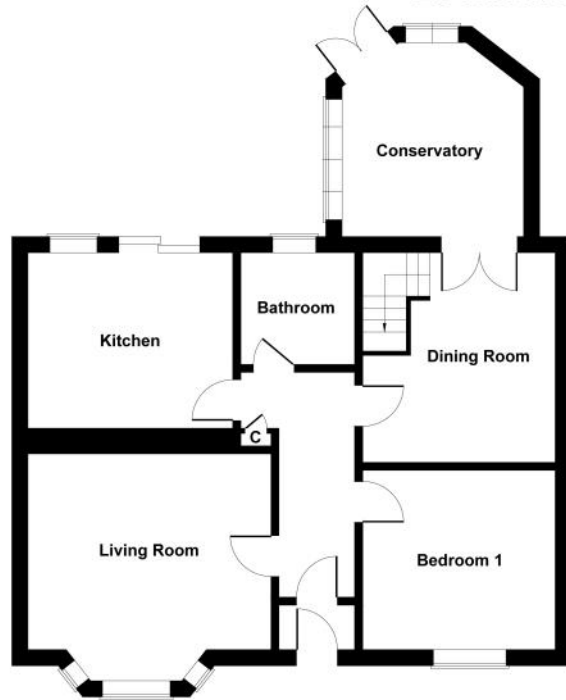
Bedroom 4

Bedrooms 3 & 4 are decent size single bedrooms

At the front of the house is a level gravelled area which provides ample parking for several cars. The Garage has electronically operated up and over door as well as uPVC side door. The garage has light and power and on the roof of the garage are PV panels The back garden is a great space bounded by timber fence and wall. The garden is mainly in lawn. At the immediate rear of the house is an attractive patio

A well cared for home, in great order. Viewing is essential

20 North Drive, Girvan



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Living Room	14'6" reducing to 12'11" x 13'11"
Dining Room	12'11" x 11'11"
Conservatory	14'11" x 10'1"
Kitchen	10'8" x 11'11"
Bedroom 1	11' 10" x 11'11"
Bedroom 2	13' x 8'8" reducing to 7'7" and 10' x 6'9"
Bedroom 3	10'7" x 9'2"
Bedroom 4	13' x 6'9" and 3'6" x 1'8"
Bathroom	5'8" x 6'9"

Location

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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles

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 second left, North Drive. Proceed ahead, the Property is a short distance along on the left hand side opposite the junction to Wheatfield Road.



Hall





Living Room



Living Room



Kitchen



Dining Room



Conservatory



Bedroom 1



Bathroom



Bedroom 1



Kitchen



Bathroom



Conservatory



Bedroom 2



Bedroom 2



Landing



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bedroom 2



Landing



Patio



Garden



Garden



Garage



View from front of house



Front from street



Patio

General

Home Report available on request

Council Tax

Band E

Energy Efficiency Rating

D 57

To view contact



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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.

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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