



THOMAS MURRAY
PROPERTY



36 Hawthorn Drive
Girvan
KA26 0BE



View front



View front



Living Room



Living Room



Kitchen



Living Room



Dining Space

36 Hawthorn Drive, Girvan

Beautifully presented house in a fantastic location with fabulous sea view.

The beach is a 6 minute walk from the house

The house is mid terrace and is in excellent decorative order

The interior is light and spacious comprising

Hall

Living Room with Dining Space

Stylish, modern fitted kitchen with integrated ceramic hob, oven, microwave, washing machine, fridge and freezer

Upstairs

Bedroom 1 with built in wardrobe

Bedroom 2 with built in wardrobes

Box Room with built in cupboard

Bathroom with mixer shower over bath

Easily kept garden spaces front and rear. Gate from back garden to footpath behind this terraced row

A lovely home in move in condition. Viewing is essential



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

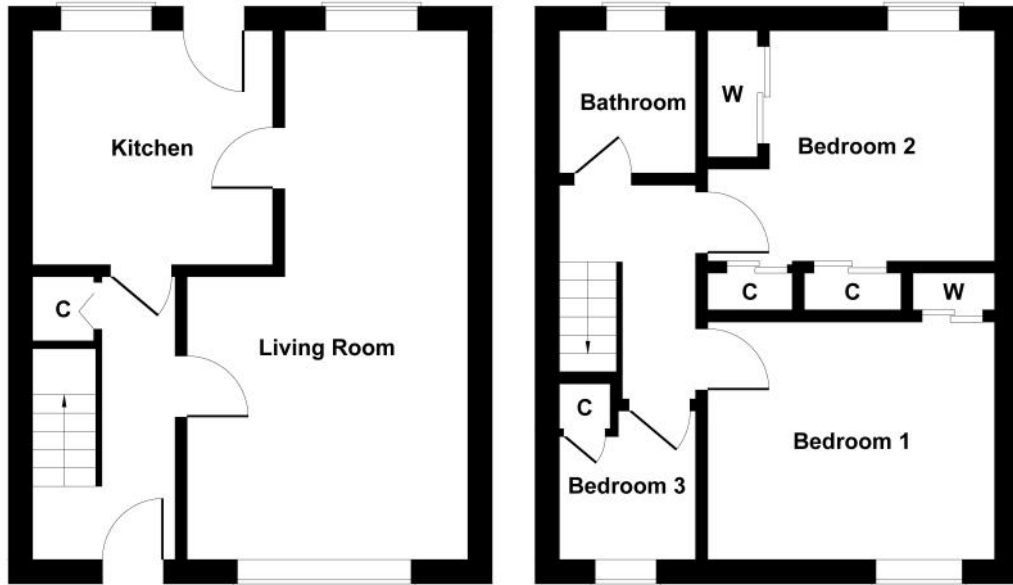
independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park.

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



Kitchen

36 Hawthorn Drive, Girvan



GROUND FLOOR

FIRST FLOOR

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



Living Room	21'8" x 11'6" reducing to 8'
Kitchen	9'7" x 9'10"
Bedroom 1	10'1" x 11'9"
Bedroom 2	9'5" x 9'5" & 3'5" x 2'2"
Box Room	6'9" x 3' & 4'1" x 3'2"
Bathroom	5'10" x 6'4"



Hall



Hall



Living Room



Living Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Bedroom 1



Bedroom 2



Box Room



Box Room



Back Garden



Back Garden

Directions

Travelling from Ayr on A77. Approach Girvan and proceed straight ahead and continue to traffic lights at town square/clock tower. Here turn left and continue to mini roundabout at harbour. Turn left, Henrietta Street and proceed ahead, onto Kirkpatrick Street and then at mini roundabout continue straight on and proceed to roundabout (Shalloch Park) on south side of town. Here take 1st exit, Coalpots Road and continue ahead, taking first left to Hawthorn Drive. Straight on to the bottom of the road and at the row of garages, turn left and park here. The property is in a terrace row which runs off from the parking area. Continue on foot where the Property is situated a short distance along

General

Home Report available on request

Council Tax

Band B

Energy Efficiency Rating

C (72)

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.



Front Garden





General Surroundings

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com