



THOMAS MURRAY
PROPERTY



77 Sycamore Drive
Girvan
KA26 0DG



Outlook from front garden



Living Room



Living Room / Dining Area



Kitchen



Living Room



Kitchen

77 Sycamore Drive, Girvan

Mid terrace 3 bedroom house with front and back garden

The house has a spacious interior which comprises

Hall

Living Room with Dining Area

Kitchen

Upstairs

Bedroom 1 with built in wardrobe

Bedroom 2 with two built in cupboards

Bedroom 3 with built in cupboard

Bathroom

Gas central heating

The property requires some routine improvements and modernisation but it's a nice roomy house with great potential

Viewing is recommended

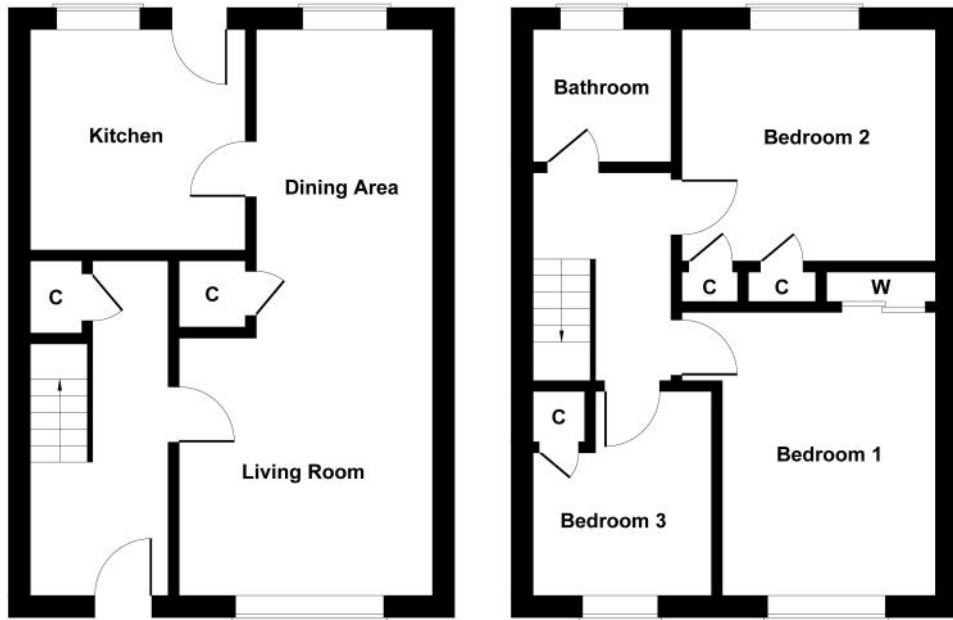


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with

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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

77 Sycamore Drive, Girvan



GROUND FLOOR

FIRST FLOOR

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



Hall



Hall

Living Room	25'8" x 11'6" reducing to 8'
Kitchen	10' x 9'9"
Bedroom 1	12'10" x 9'8" & 2'10" x 1'10"
Bedroom 2	9'11" x 11'6"
Bedroom 3	9'9" x 8'1"
Bathroom	6' x 6'5"



Dining Area



Kitchen



Living Room



Hall



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Landing



Rear Elevation



Rear Elevation



Back Garden

Directions

Approaching Girvan from Ayr, proceed ahead on Vicarton Street and just after pedestrian crossing (opposite ASDA) turn left, Montgomerie Street. Continue to the end of the street and turn left, The Avenue. Proceed ahead to the top of The Avenue and at T junction turn right, Coalpots Road. Proceed ahead for 0.9mile and turn right, Willow Drive. Continue ahead for a short distance and turn first left into Sycamore Drive. Proceed to end of the carpark, where you can park up and walk to the house.

General

Home Report available on request

Windows are mainly single glazed in timber casements

Council Tax

Band B

Energy Efficiency Rating

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.



Front Garden

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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