



THOMAS MURRAY
PROPERTY



62 Willow Drive
Girvan
KA26 0DJ



Living room



Kitchen



Living Room



Kitchen

62 Willow Drive, Girvan

Mid terrace, 2 bedroom house with front and back garden

The house is 5 minutes walk to the beach. All local amenities are readily accessible

Double glazed. Gas central heating

The house comprises

Hall

Spacious Living Room/cum Dining Area

Kitchen re fitted April '25 and new carpets at the same time

Upstairs

Bedroom 1

Bedroom 2

Box Room

Bathroom

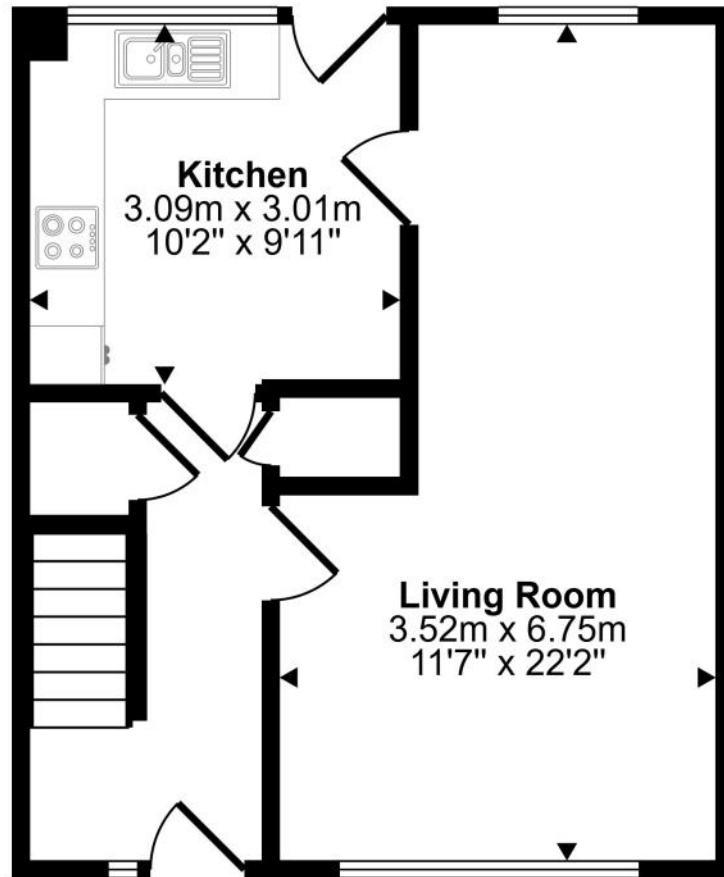
In need of some general improvement this is nevertheless a nice tidy house with lots of possibilities

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; 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

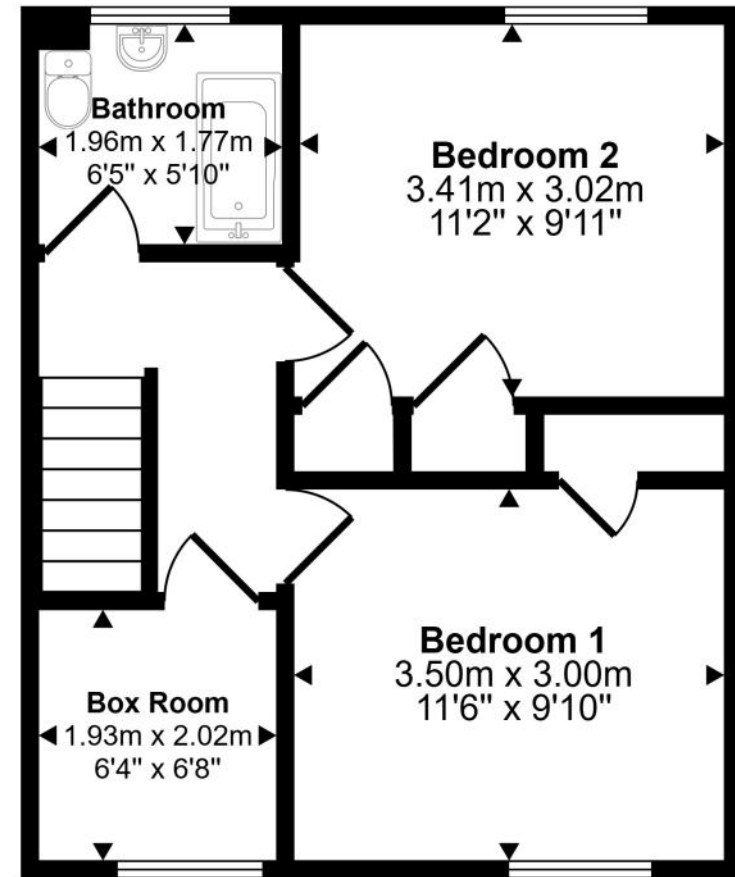
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor

Approx 38 sq m / 409 sq ft



First Floor

Approx 38 sq m / 404 sq ft

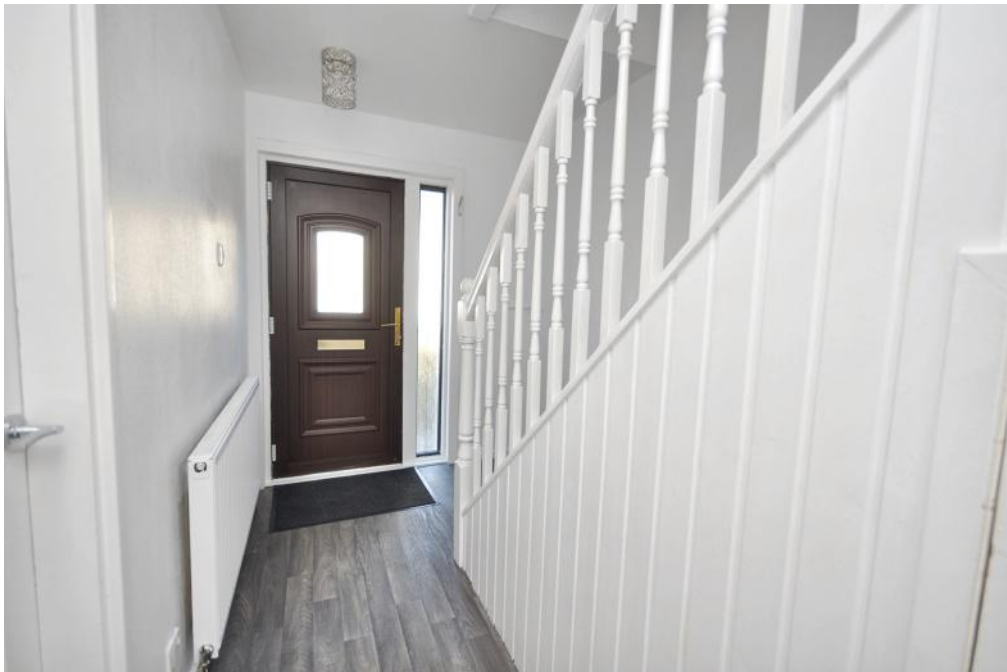
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



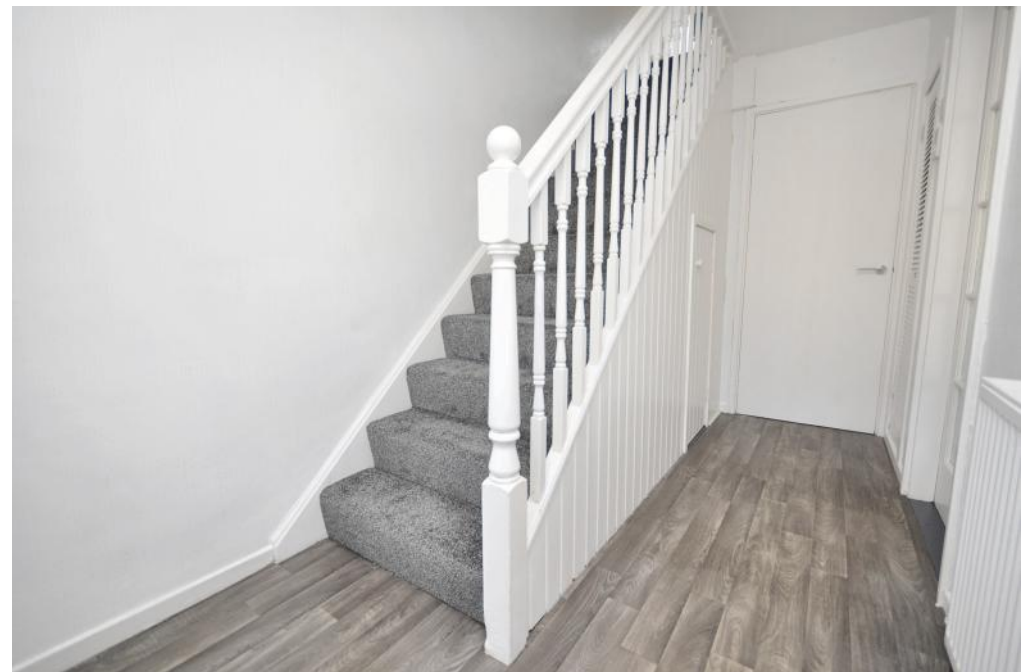
Living Room



Kitchen



Hall



Hall



Hall



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Box Room



Box Room



Back Garden



Front Garden



Back



Front

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 and follow road round left to car park. The row the house is in is located off the car park

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (74)

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 |

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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