



THOMAS MURRAY  
PROPERTY



21 Sycamore Drive

Girvan

KA26 0DG



View from house



Living Room



Living Room



Kitchen



Living room



Kitchen

## 21 Sycamore Drive, Girvan

Enjoying a lovely outlook toward fields and hills this is an end terrace house with 2 bedrooms + boxroom

The beach is 10 minutes walk and schools, parks and shops are all readily accessible

The house comprises

Hall

Living Room with Dining Area

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Box Room/Bed 3

Bathroom

Double glazed. Gas central heating

Front and back garden spaces . There is a timber shed in the back garden and a gate out to a foot path running behind the house

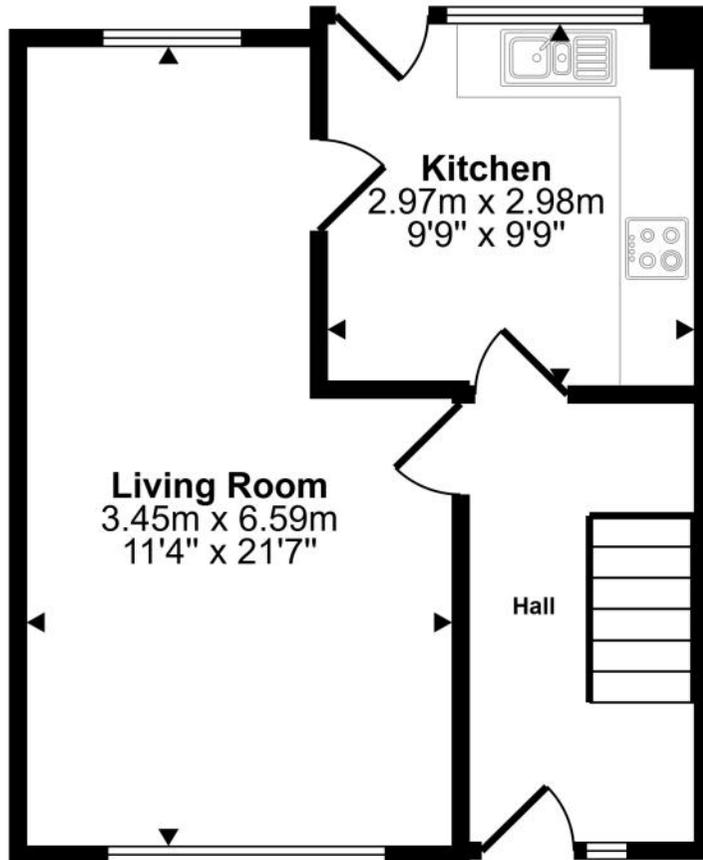
Lovely bright interior

Viewing is advised

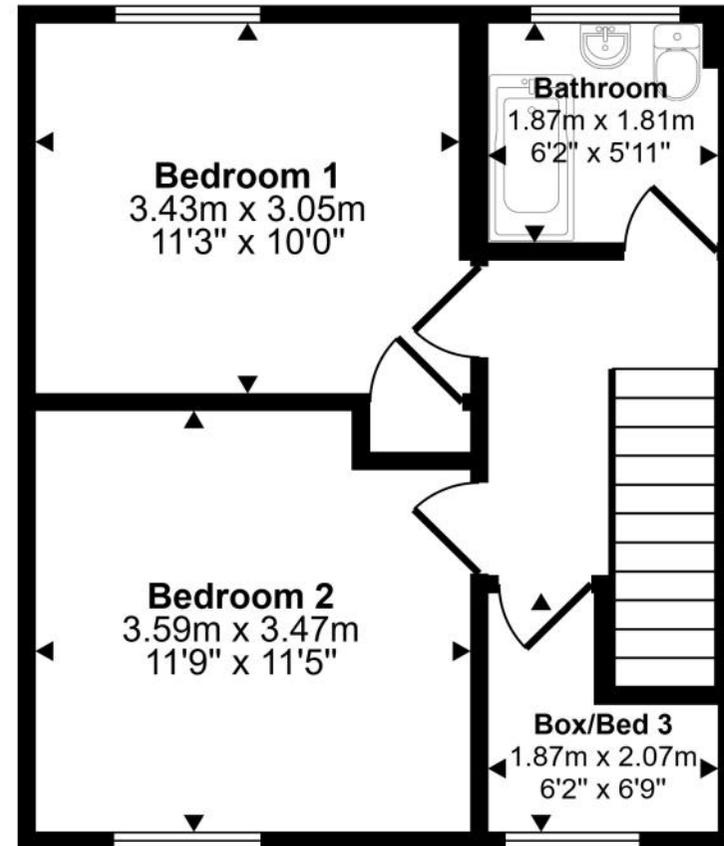
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area; community hospital; a town centre with a variety of retailers; ASDA supermarket; 18 hole golf course; attractive beach and harbour; railway station with connections north to Ayr, Prestwick Airport and Glasgow. 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  
74 sq m / 800 sq ft



Ground Floor  
Approx 37 sq m / 393 sq ft



First Floor  
Approx 38 sq m / 406 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.



Dining Area



Hall



Hall



Landing



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



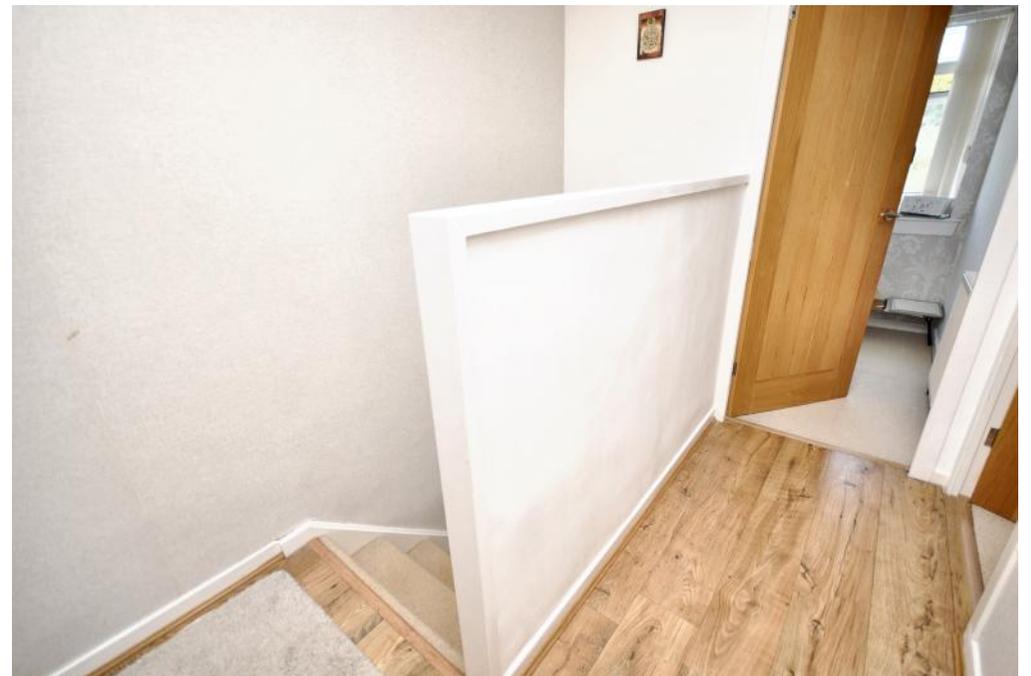
Box Room/Bed 3



Box Room/Bed 3



Bathroom



Landing



Back



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 about 1 mile and turn right, Willow Drive. The house is the first house on the left, it sits on the corner of Willow Drive and Coalpots Road. The faces onto Coalpots Road.

### General Comments

Home report available upon request.

### Council Tax Band

Band B

### Energy Efficiency Rating

C 74

### To view contact



**Tel:** 01465 713498

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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.



Front



View from front

### 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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