



THOMAS MURRAY  
PROPERTY



7 Hawthorn Drive  
Girvan  
KA26 OBG



Living Room and Dining Area



Living room and Dining Area



Kitchen

## 76 Hawthorn Drive, Girvan



Living Room and Dining Area



Living Room and Dining Area

Attractive 3 bedroom house in excellent decorative order

The beach is 7 minutes walk from the house

From the front garden there is a view to Ailsa Craig

The house has a lovely bright interior comprising

Hall

Spacious Living Room with Dining Area and French Doors

Modern Kitchen with good storage and integrated hob, oven, fridge and freezer

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Double Glazed. Gas central heating

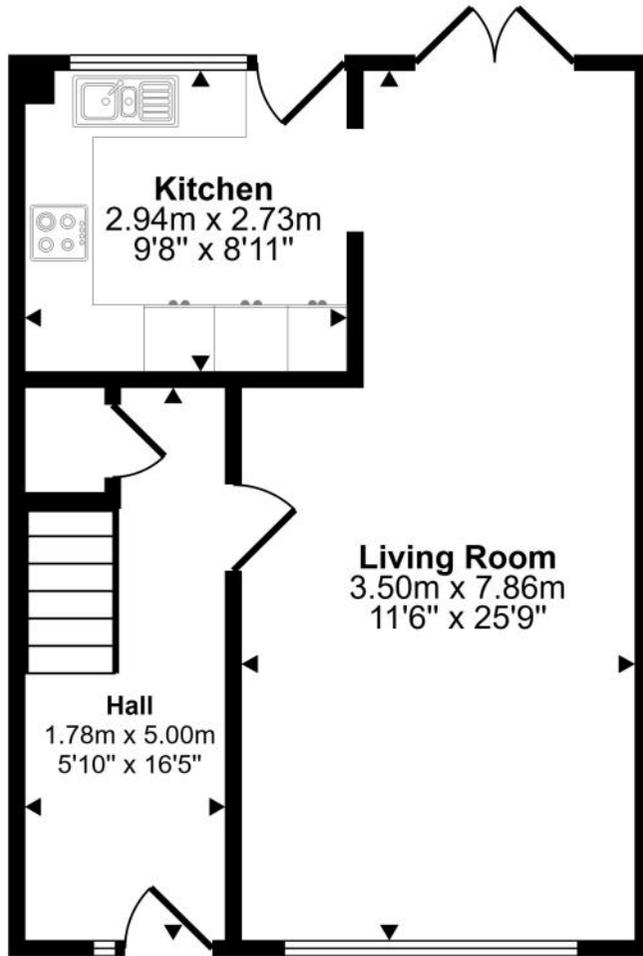
Garden spaces front and back

A lovely well presented house. Viewing is highly recommended

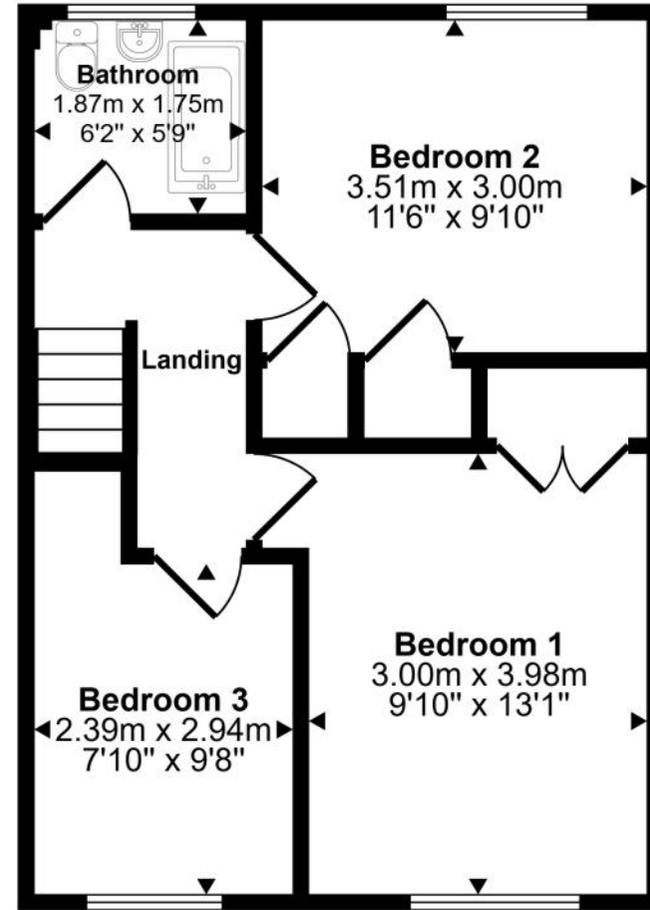
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; 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

Approx Gross Internal Area  
87 sq m / 936 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 44 sq m / 473 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.



Kitchen



Living Room



Hall



Hall



Living Room and Dining Area



Kitchen



Hall



Landing



Landing



Bathroom



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Front



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, Hawthorn Drive. The house is situated on the right hand side.

### General Comments

Home report available upon request.

### Council Tax Band

Band B

### Energy Efficiency Rating

C74

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.



Back



Garden



View from front garden



View from 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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