



28 Hawthorn Drive
Girvan
KA26 0BE



Living Room



Kitchen



Living Room



Kitchen



Living Room



Kitchen

28 Hawthorn Drive, Girvan

This attractively presented mid-terrace home offers bright, well-maintained accommodation throughout and is ideally suited to first-time buyers, downsizers, or small families seeking a move-in condition property

The property is just a short 7-minute walk from the beach, allowing easy access to Girvan's attractive seafront and harbour.

The ground floor comprises a welcoming entrance hall, leading into a spacious and light-filled living and dining room. The modern fitted kitchen is well laid out with ample storage and worktop space, and the overall interior is tastefully decorated in neutral tones, creating a fresh and inviting feel

Upstairs, the property offers two generous double bedrooms along with a versatile box room, ideal as a home office, nursery, or occasional third bedroom. A stylish shower room completes the accommodation

Externally, the property benefits from low-maintenance gardens to the front and rear. The front garden provides an attractive approach with decorative stone and planting, while the enclosed rear garden offers a private space with patio and chipped areas, ideal for outdoor enjoyment

Further benefits include gas central heating, double glazing

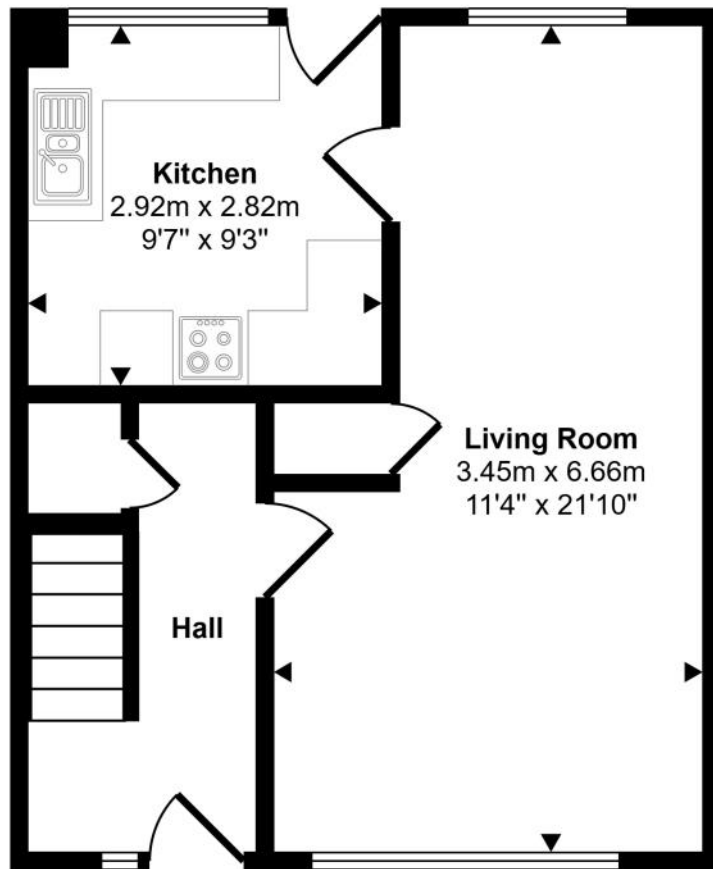
Early viewing is recommend to appreciate this well presented home.

Girvan offers a wide range of amenities including nursery, primary and secondary schooling, a community hospital, independent and national retailers, including an ASDA supermarket. Leisure centre features a swimming pool and gym. For outdoor enthusiasts, there is an 18-hole golf course, while excellent transport links include a railway station with connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer.

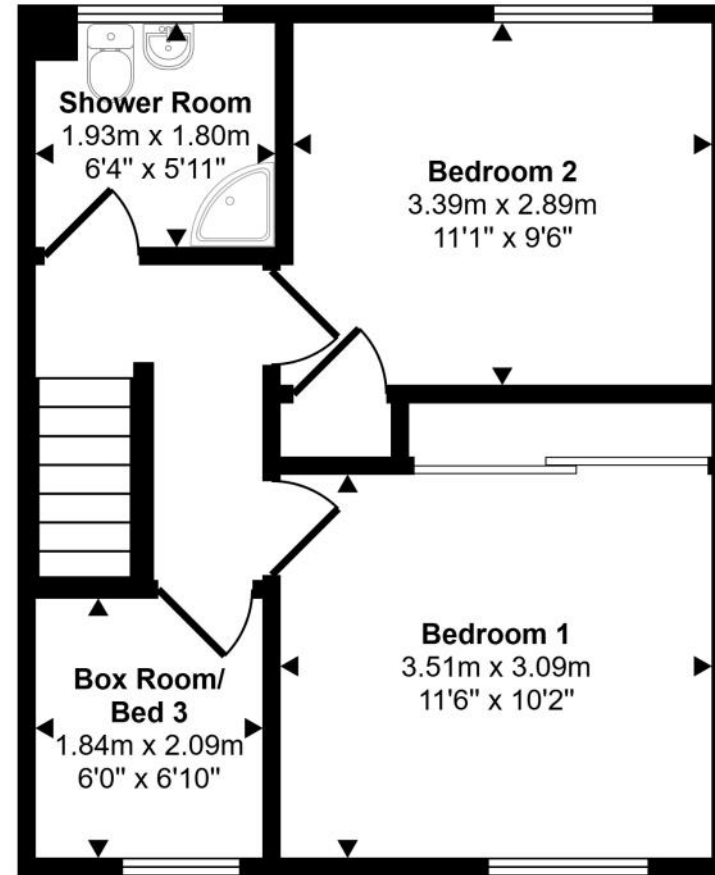
The renowned Turnberry Hotel and championship golf courses are within easy reach, along with the stunning Culzean Castle and Country Park.

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

Approx Gross Internal Area
73 sq m / 787 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 37 sq m / 397 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.



Hall



Hall



Living Room



Living Room



Hall



Landing



Shower Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Box Rm/Bed 3



Box Rm/Bed 3



Bedroom 1



Front Garden



Back



Back

Directions

Travelling to 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. Continue along street where the house is situated on the left hand side.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (75)

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com