



16 Hervey Road

Girvan

KA26 0BH











16 Hervey Road, Girvan

Beautifully presented three-bedroom detached home with versatile accommodation and detached garden studio and off road parking.

Situated close to the Primary School and about a 5 minute walk to the beach, 16 Hervey Road is an immaculately presented detached home offering bright, spacious accommodation with a flexible layout that suits modern family life.

Accommodation |

- Entrance Vestibule
- Living Room
- Spacious Reception Hall
- Dining Kitchen
- Bedroom
- Shower Room
- Upstairs
- 2 Bedrooms, main bedroom with En Suite Shower Room

Double glazed. Gas central heating.

The attractive living room is a welcoming space centred around a contemporary gas-fired stove that provides a stylish focal point. The spacious dining kitchen is well designed for everyday living and entertaining, with ample worktop space, modern units and room for family dining.

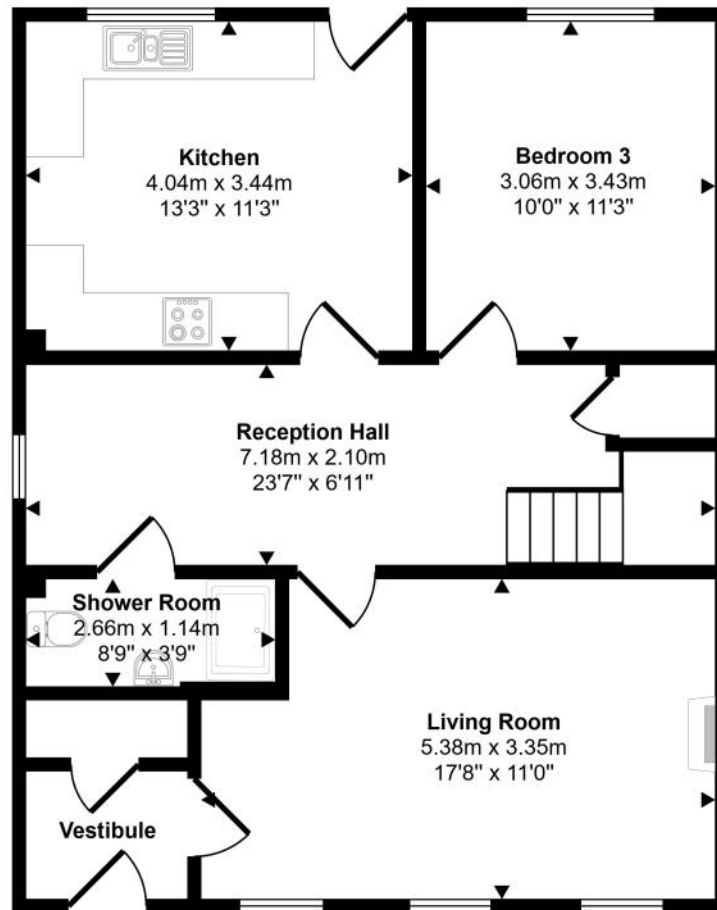
A particular strength of the property is its adaptable accommodation. The ground floor includes a double bedroom alongside a modern shower room, making it ideal for guests, multi-generational living or anyone looking for the convenience of accommodation on one level. Upstairs are two further generous bedrooms, including the principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, with artificial lawn. A substantial detached studio with light and power provides valuable additional space and is perfectly suited as a home office, gym, studio or hobby room.

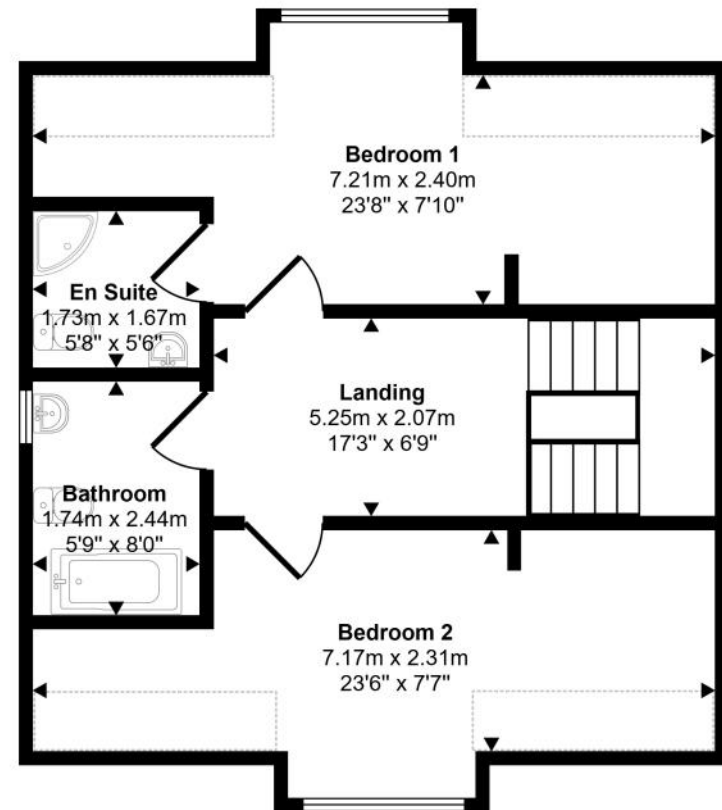
In excellent decorative order throughout, allowing the successful purchaser to move straight in.



Approx Gross Internal Area
119 sq m / 1284 sq ft



Ground Floor
Approx 66 sq m / 715 sq ft



First Floor
Approx 53 sq m / 568 sq ft

 Denotes head height below 1.5m

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.

















The Area

Girvan offers a wide range of local amenities including nursery, primary and secondary schooling, a community hospital, and a modern leisure facility with swimming pool and gym. The town provides a variety of local retailers together with an ASDA supermarket. Recreational opportunities include an 18-hole golf course, attractive seafront and harbour, and excellent coastal walks. Girvan railway station offers regular services north to Ayr and Glasgow. The renowned Turnberry Hotel and Championship Golf Courses, along with Culzean Castle and Country Park, are all within easy reach

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

General Comments

The driveway is subject to a servitude right of access in favour of a neighbouring property on Dalrymple Street. The current owner advises that this access has not been used during their ten-year ownership, however the legal right remains in place.

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

B82

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.

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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