



67 Torcy Drive

Girvan

KA26 0EU









67 Torcy Drive, Girvan

A four-bedroom detached villa with integral garage, private rear garden and generous family accommodation, offered for sale by its original owner after around 20 years

This impressive detached family home occupies a desirable position within a popular residential development in Girvan and presents an excellent opportunity to acquire a spacious home .

The accommodation is thoughtfully arranged to suit modern family living. The welcoming entrance leads to a bright and spacious living room, a separate dining room ideal for entertaining, and a generous dining kitchen with patio doors opening directly onto the private rear garden. A practical utility room provides additional storage and laundry space, while a convenient cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three share a well-designed Jack and Jill en-suite shower room, making this an ideal layout for growing families.

Externally, the property enjoys a private enclosed rear garden with an attractive timber deck, perfect for outdoor dining and relaxation. The integral garage provides excellent storage or secure parking, complemented by driveway parking.

Further benefits include double glazing, and gas central heating.

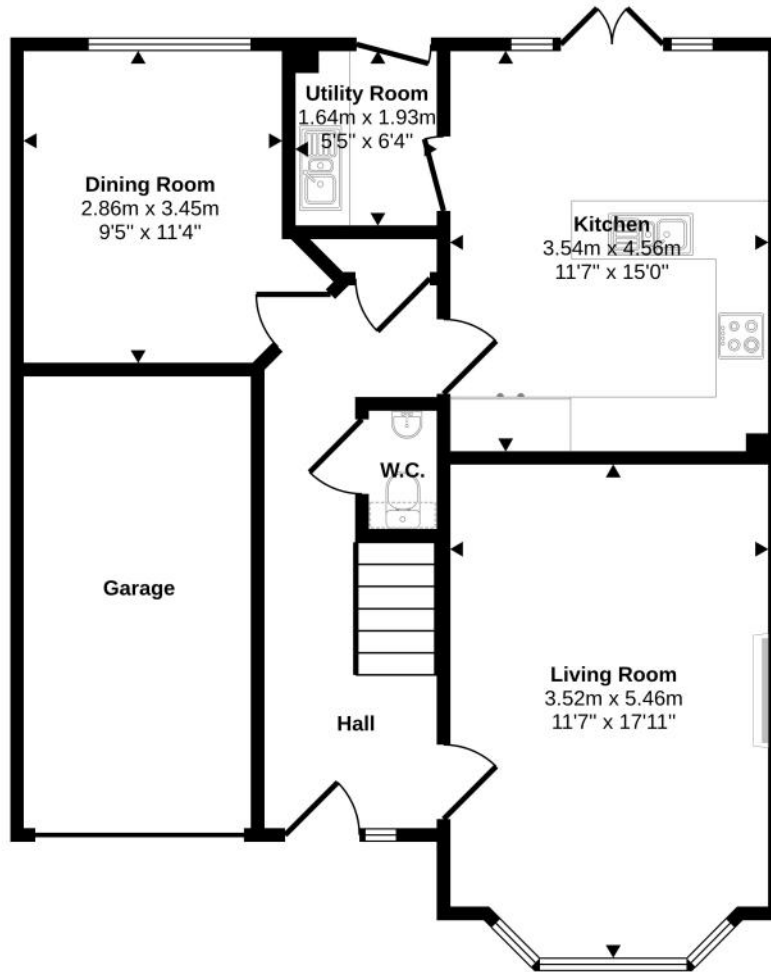
A superb opportunity to purchase a spacious, move-in-ready family home in a sought-after Girvan location.

Key Features

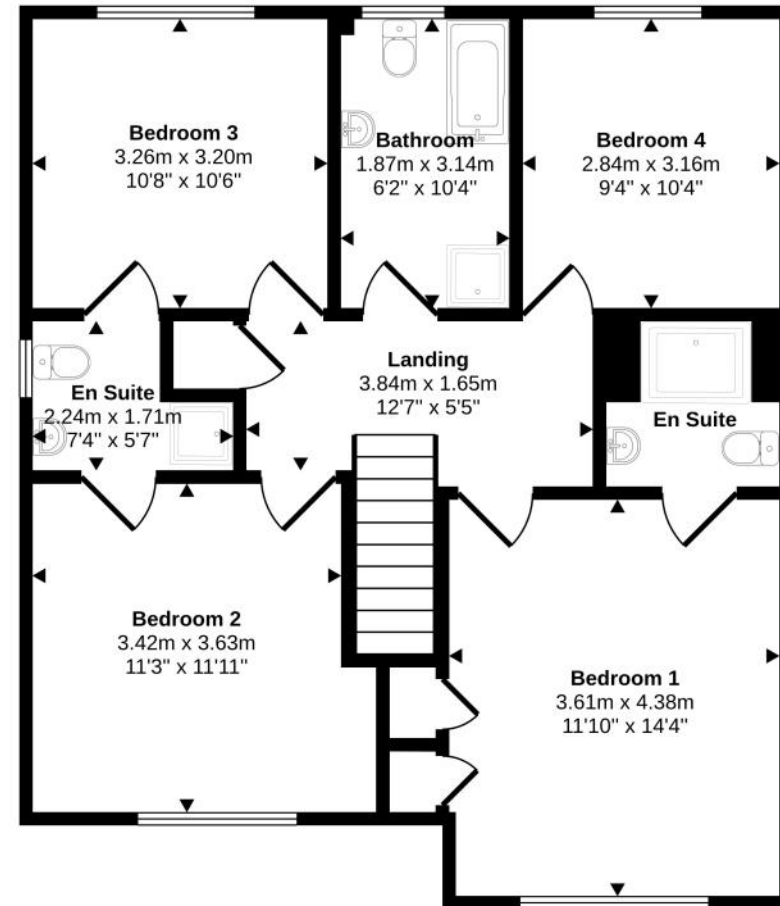
- Detached four-bedroom family home. Original owner from new
- Spacious living room and separate dining room
- Dining kitchen with patio doors to the garden
- Principal bedroom with en-suite shower room
- Jack and Jill en-suite serving bedrooms two and three
- Family bathroom
- Double glazing and gas central heating
- Integral garage and driveway
- Private enclosed rear garden with timber decking



Approx Gross Internal Area
152 sq m / 1640 sq ft



Ground Floor
Approx 76 sq m / 823 sq ft



First Floor
Approx 76 sq m / 816 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.





















General Comments

Home report available upon request.

Council Tax Band

E

Energy Efficiency Rating

C77

To view contact



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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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