



78 Hawthorn Drive

Girvan

KA26 0BG







78 Hawthorn Drive, Girvan,

Three-Bedroom End-Terraced House

A spacious three-bedroom end-terraced house offering well-proportioned accommodation further comprising a spacious living room, kitchen and bathroom, together with front and rear gardens. The house benefits from double glazing and gas central heating.

The property is presented in tidy condition while offering excellent scope for a purchaser to modernise and personalise the accommodation to their own taste. Areas such as the kitchen, bathroom and some décor could benefit from some updating, but the property is perfectly capable of being occupied in its current condition, allowing any improvements to be undertaken over time.

The end-terrace position is particularly appealing, with the property enjoying its own front and rear garden grounds. The rear garden also benefits from a gate providing access onto a side lane, offering convenient access to the rear of the property.

Overall, 78 Hawthorn Drive represents an excellent opportunity for a purchaser seeking a three-bedroom family home and potential to add value through modernisation.

Accommodation

- Hall
- Living Room
- Kitchen
- Upstairs
- 3 Bedrooms
- Bathroom

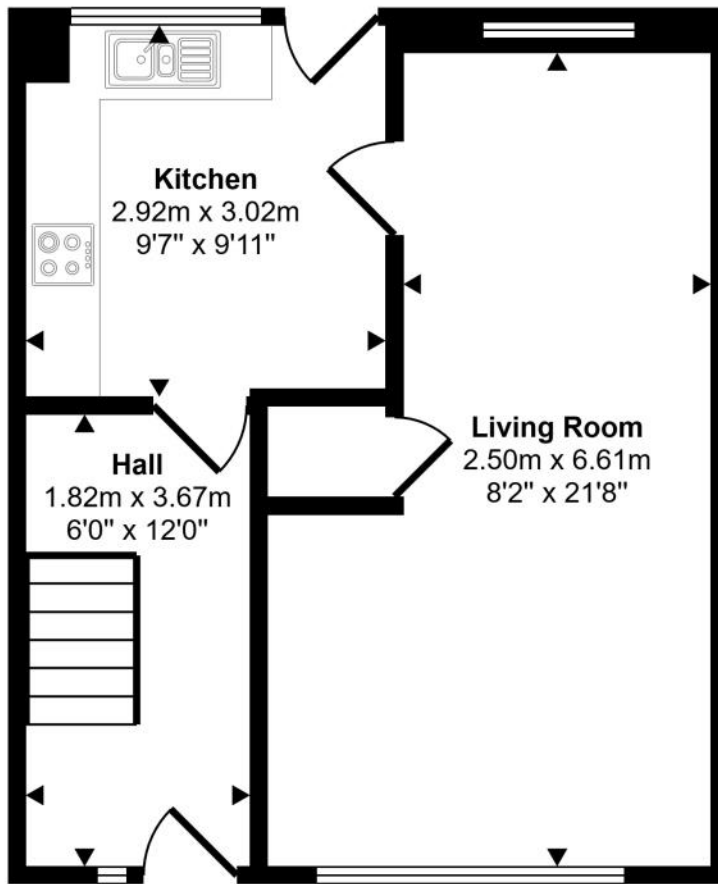
The Area

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

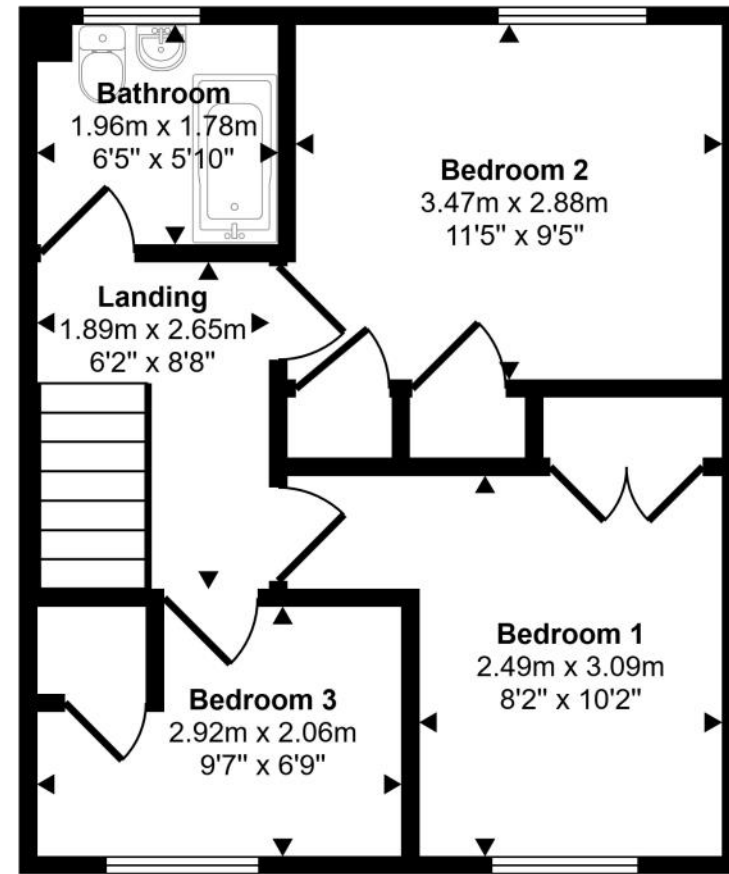


Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor

Approx 38 sq m / 408 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.









General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (72)

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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