



29 Hawthorn Drive
Girvan
KA26 0BE







29 Hawthorn Drive, Girvan

This mid-terrace home offers bright and generously proportioned accommodation throughout and presents an excellent opportunity for buyers seeking a property with plenty of scope to update and personalise.

Ideally situated just a seven-minute walk from Girvan's attractive seafront, the property enjoys easy access to the beach and a range of local amenities.

The accommodation comprises a welcoming entrance hall leading to a generous living and dining room, while the fitted kitchen offers excellent storage and practical workspace.

Upstairs, there are two double bedrooms together with a versatile box room, ideal as a home office, nursery or occasional third bedroom. A shower room completes the accommodation.

Further benefits include gas central heating, double glazing, and enclosed gardens to the front and rear. The front garden is laid to gravel for ease of maintenance, while the rear garden provides a private outdoor space with lawn and a useful timber shed, gate to rear.

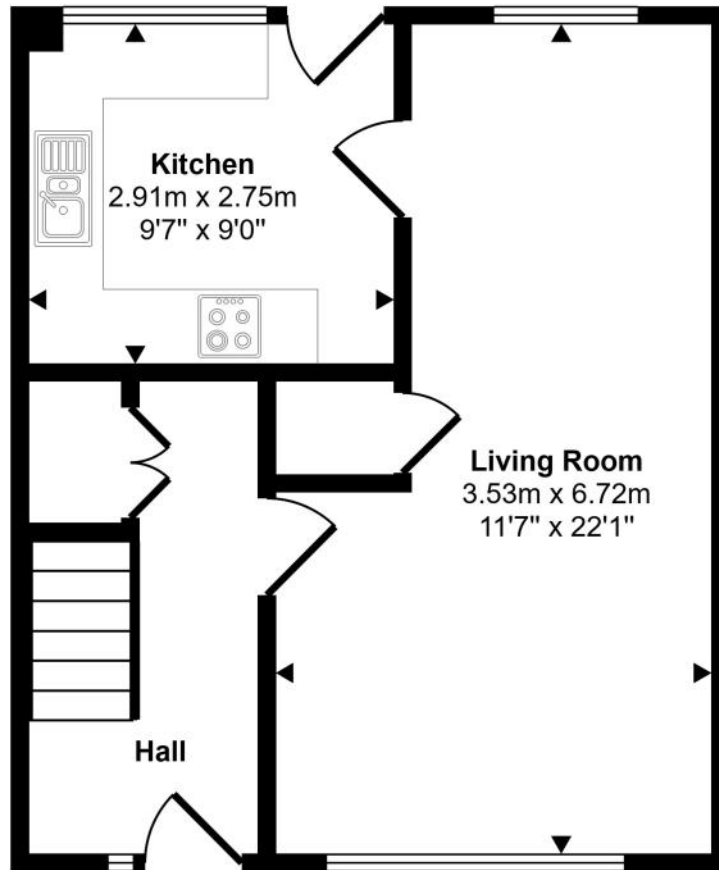
While some areas offer scope for cosmetic updating, the property provides an excellent opportunity for purchasers to create a home tailored to their own tastes.

Key Features

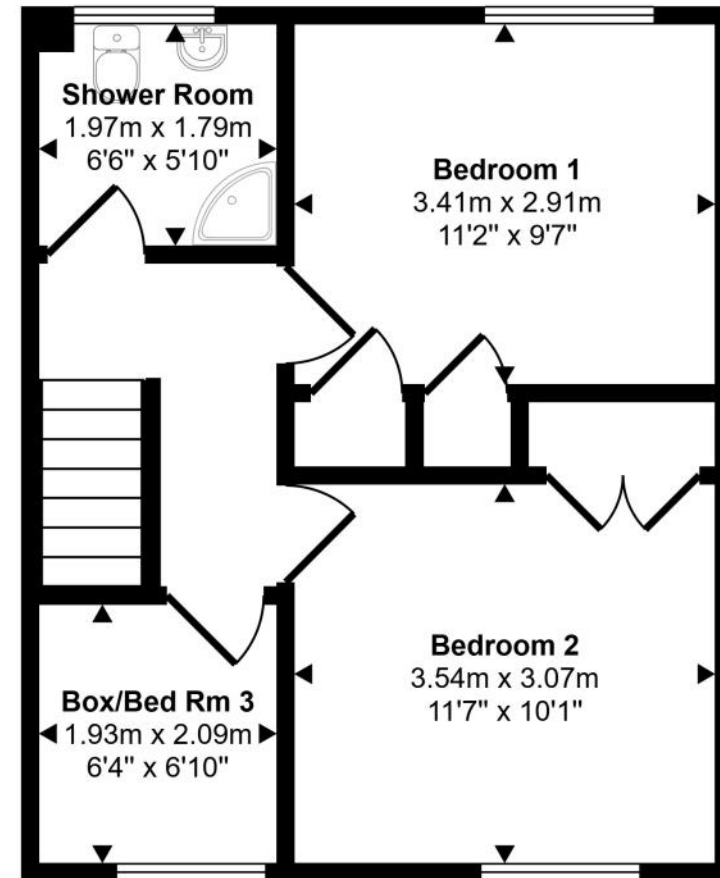
- Two double bedrooms plus versatile box room
- Spacious living and dining room
- Fitted kitchen
- Shower room
- Gas central heating and double glazing
- Enclosed front and rear gardens
- Timber garden shed
- Approximately 7-minute walk to Girvan beach
- Opportunity for cosmetic upgrading to suit individual tastes



Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 38 sq m / 408 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.









Location and Lifestyle

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

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C72

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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