



THOMAS MURRAY  
PROPERTY



7 Torcy Drive

Girvan

KA26 0EU





View from front of house





Living Room





Living Room



Dining Room





Kitchen



Living room



Dining Room

## 7 Torcy Drive, Girvan

Attractively presented two-bedroom detached bungalow occupying a desirable corner position within an established residential area of Girvan. Enjoying lovely views towards the surrounding hills and a charming glimpse of Ailsa Craig from the rear garden, this delightful home offers comfortable, well-maintained accommodation ideally suited to a range of buyers. The house is ideally placed for easy access to schools and Girvan beach is a 15 minute walk.

Accommodation Comprises:

- Entrance Vestibule
- Hall
- Spacious Living Room with archway through to Dining Room
- Small Garden Room overlooking the rear garden
- Fitted Kitchen with integrated appliances
- Bedroom 1
- En Suite Shower Room
- Bedroom 2
- Family Bathroom

The interior is in good decorative order throughout, creating a warm and inviting atmosphere ready for immediate occupancy. Double glazed in timber casements and gas central heating

Integral garage with electrically operated main door. Light and power and back door to garden

Externally, the property benefits from neatly maintained garden grounds. There is a green house and timber shed

A lovely home in a great location — early viewing is highly recommended.

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

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

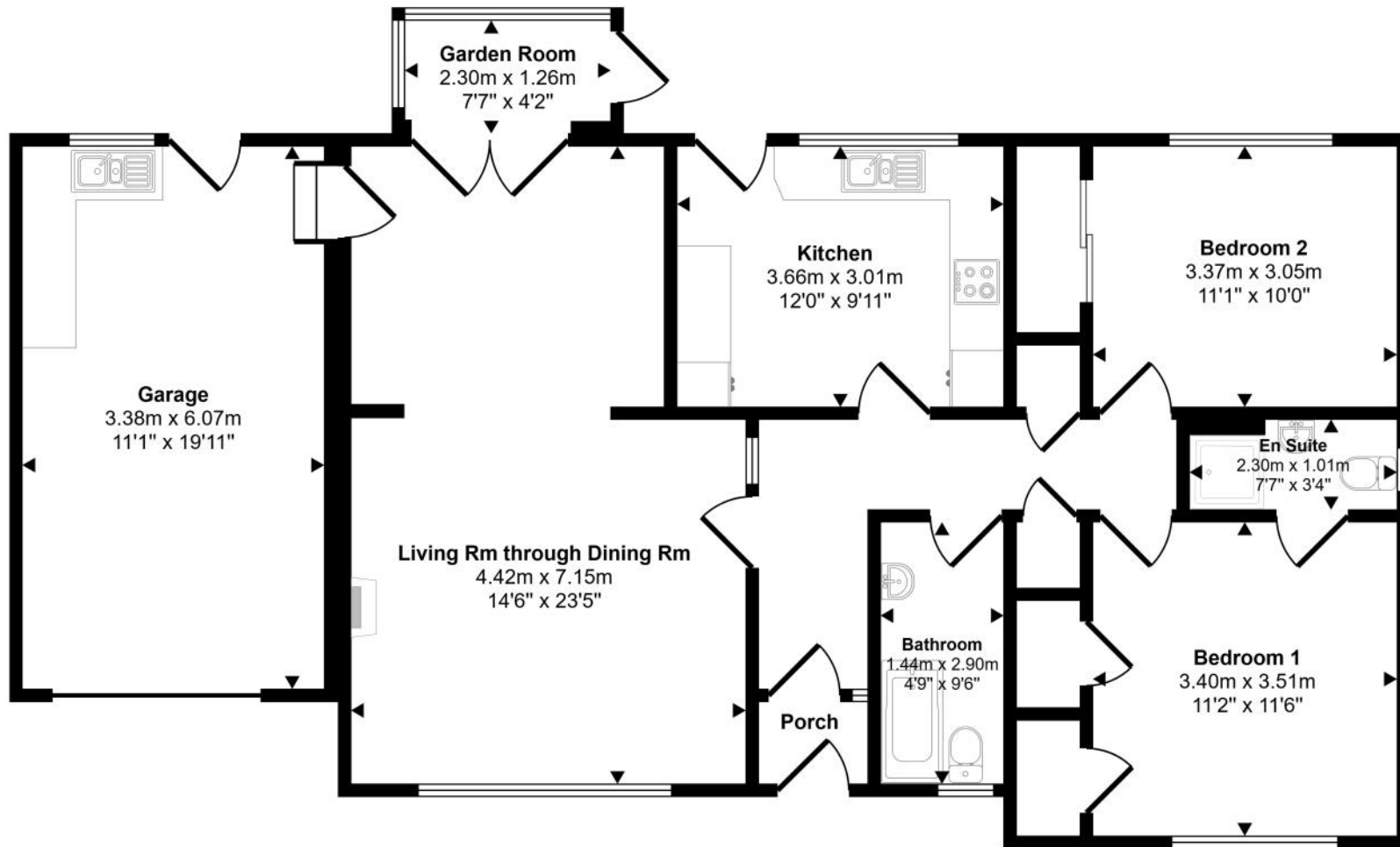




Kitchen



Approx Gross Internal Area  
113 sq m / 1216 sq ft



Floorplan

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



Garden Room



Kitchen





Bedroom 1





Bedroom 2





Bathroom





Bedroom 1



Bedroom 1



En Suite



Bedroom 2





Garden



Garden

### Directions

On entering Girvan travelling from Ayr on the A77, come into town on Vicarton Street and turn left just after pedestrian crossing opposite ASDA, to Montgomerie Street. Continue ahead and at end of street turn left, The Avenue. Proceed ahead to the top of The Avenue and at junction turn right to Coalpots Road. Turn first left to Torcy Drive. Take first left into cul de sac and the house is on the corner on the left hand side

### General Comments

Home report available upon request.

### Council Tax Band

E

### Energy Efficiency Rating

C (76)

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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.





Front



Garden



Back



Garden



### 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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