



45 Torcy Drive
Girvan
KA26 0EU









45 Torcy Drive, Girvan

Attractive Detached Three-Bedroom Bungalow with Integral Garage

A rarely available opportunity to acquire a detached three-bedroom bungalow, occupying a slightly elevated position within a quiet cul-de-sac in this popular residential area of Girvan.

Built circa the late 1990s and being offered for sale for the first time, the property provides well-proportioned accommodation arranged entirely on one level, making it particularly appealing to those seeking convenient and easily managed single-storey living.

Accommodation

- Entrance Vestibule
- Reception Hall
- Spacious Living Room / Dining Area with patio doors leading to the rear garden and patio
- Kitchen
- Principal Bedroom with built-in wardrobes and en-suite shower room
- Bedroom Two with built-in wardrobe
- Bedroom Three with built-in wardrobe
- Family Bathroom

There is an established garden comprising a patio area providing an attractive space for outdoor seating and entertaining and an area of lawn. The paved driveway offers convenient off-street parking and leads to the integral garage.

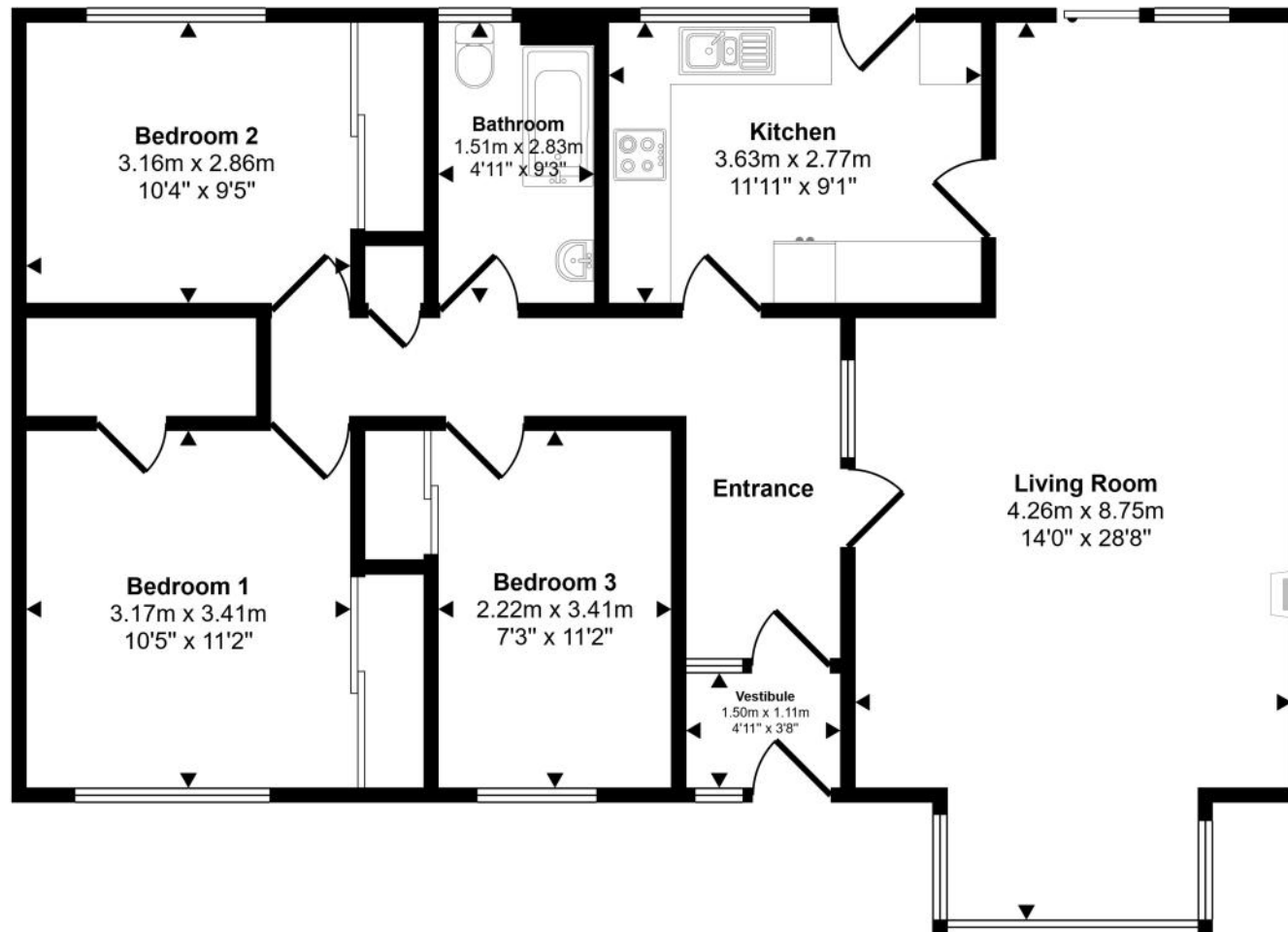
While the property would benefit from some general modernisation, including the updating of décor and floor coverings and replacement of the original kitchen, this also presents an exciting opportunity for the new owner. The bungalow offers excellent potential to create a contemporary and personalised home, allowing purchasers to introduce their own individual style and preferences while adding value through thoughtful improvement and modernisation.

The house is situated within an established and attractive residential area and is conveniently placed for access to local schools and Victory Park, while all other local amenities are readily accessible.

A property with genuine potential — well worth viewing to appreciate the accommodation, location and opportunity to create a home to your own taste.



Approx Gross Internal Area
95 sq m / 1028 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.











Location

Girvan is a popular coastal town offering a good range of local amenities, including nursery, primary and secondary schooling, a community hospital and a variety of independent and national retailers, including an ASDA supermarket.

Leisure facilities are also well catered for, with the town's leisure centre offering a swimming pool and gym, together with an 18-hole golf course, attractive seafront and harbour.

Girvan benefits from a railway station providing links north to Ayr and Glasgow and south to Stranraer. The renowned Turnberry Hotel and golf courses are within easy reach, while the picturesque surroundings of Culzean Castle and Country Park are also close by.

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

General Comments

Home report available upon request.

Council Tax Band

E

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com