



THOMAS MURRAY
PROPERTY



47 Torcy Drive

Girvan

KA26 0EU







47 Torcy Drive, Girvan

Situated within a quiet cul-de-sac this is a well-presented detached three-bedroom bungalow offering comfortable single-level living with landscaped, low-maintenance gardens and excellent off-street parking.

The property will appeal to a wide range of purchasers, including downsizers, first-time buyers and families seeking a practical home in a convenient location.

The accommodation comprises a bright and welcoming living room, a fitted kitchen, three well-proportioned bedrooms and a modern shower room. The property further benefits from gas central heating and double glazing throughout.

Outside, the gardens have been thoughtfully landscaped to provide an attractive outdoor space with minimal upkeep. A driveway to the side of the property extends into the rear garden, offering generous off-street parking together with excellent access to the rear of the property.

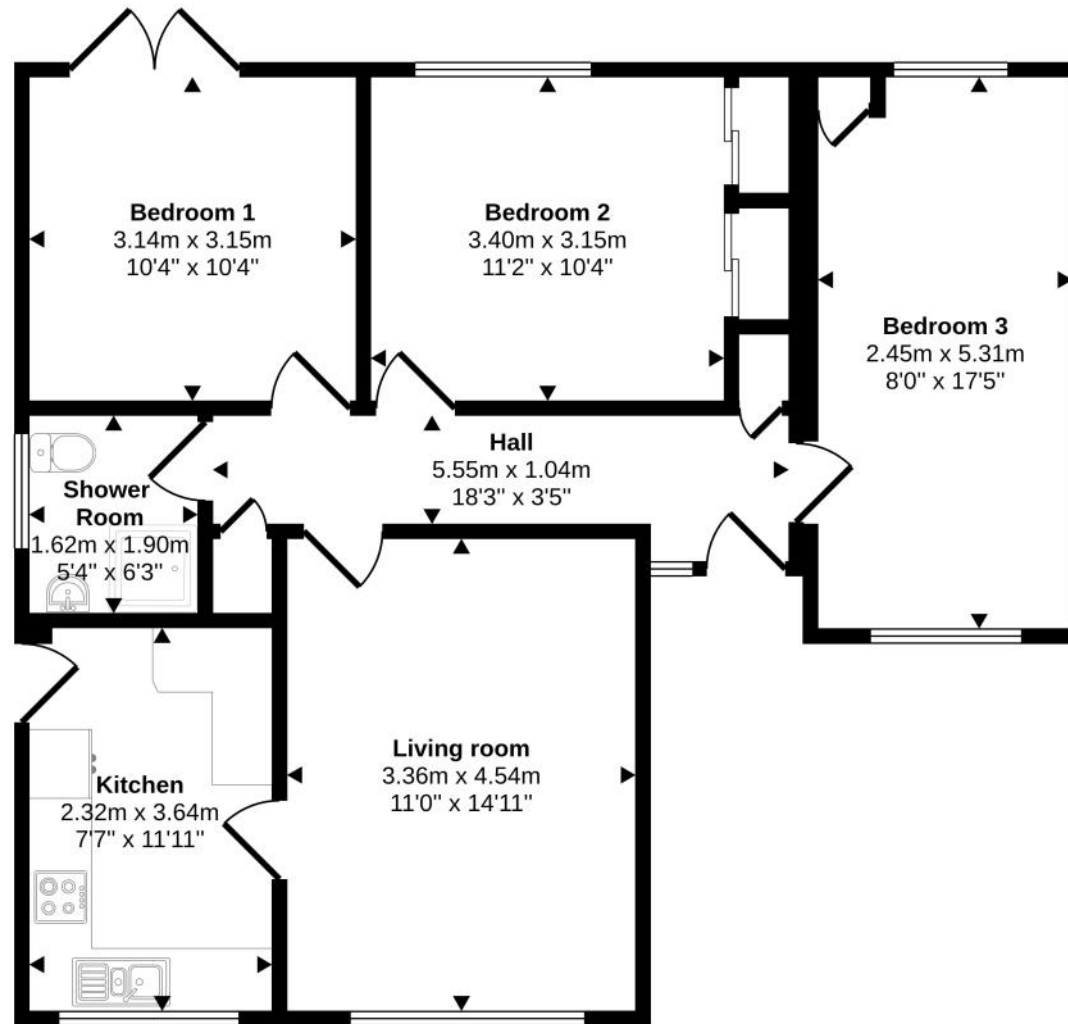
Conveniently located within easy reach of local amenities, schools and Girvan's seafront, this is a well-maintained home that is ready to move into.

Key Features

- Detached three-bedroom bungalow
- Quiet cul-de-sac setting
- Bright and spacious living room
- Fitted kitchen
- Modern shower room
- Gas central heating
- Double glazing throughout
- Landscaped, low-maintenance gardens
- Side driveway extending into the rear garden
- Excellent off-street parking
- Conveniently located close to schools and Victory Park



Approx Gross Internal Area
74 sq m / 793 sq ft

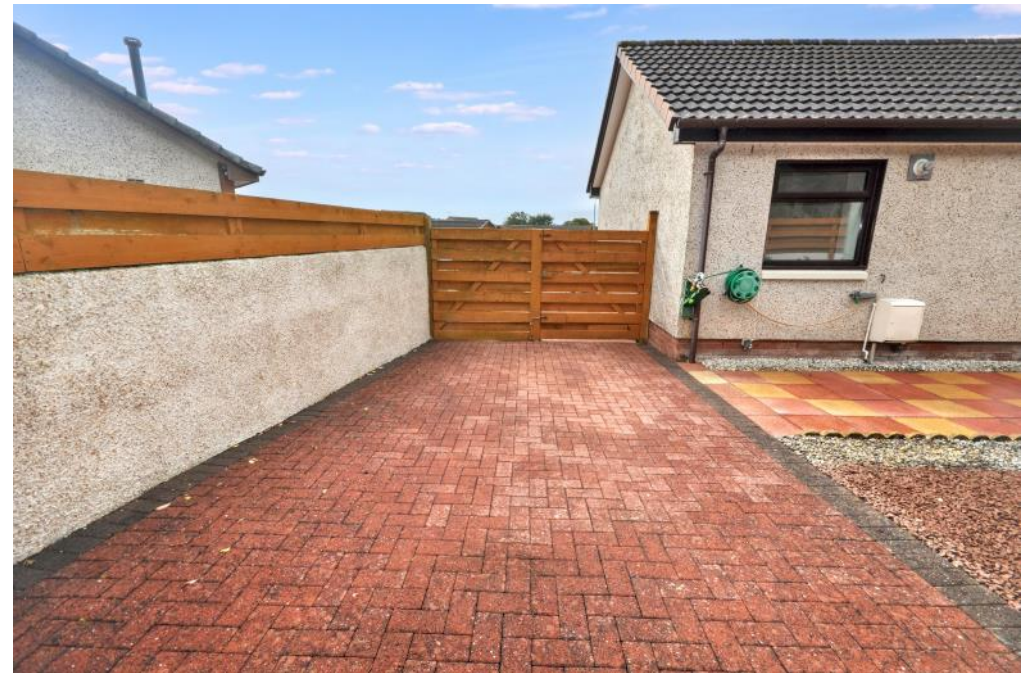


Floorplan

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

D

Energy Efficiency Rating

C71

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