

10 North Drive

Girvan

KA26 9DX



View from property





Living Room



Dining Kitchen



Living Room



Dining Kitchen

10 North Drive, Girvan, KA26 9DX

Situated within a quiet and rarely available cul-de-sac in a popular residential area of Girvan, this beautifully presented three bedroom semi-detached house offers spacious family accommodation in true walk-in condition, with attractive open views towards the hills behind the town.

Occupying a generous level plot, the property enjoys excellent outdoor space including a neatly maintained garden, extensive gravelled driveway providing off-street parking for approximately three vehicles, and a detached garage. The exterior has been significantly upgraded with fresh re-rendering and a new tiled roof, giving the home impressive kerb appeal and long-term peace of mind.

Internally, the property is finished to a high standard throughout and offers bright, well-proportioned accommodation over two levels. Particular features include quality oak internal doors and matching skirtings, tasteful décor, modern flooring and a welcoming family layout ideally suited to modern living.

The ground floor comprises a spacious Living Room, large fitted Dining Kitchen with ample space for family dining, contemporary Bathroom and a generous double Bedroom. Upstairs, there are two further substantial Bedrooms and landing storage, with the upper accommodation enjoying lovely elevated outlooks towards the surrounding hills.

Further benefits include double glazing and gas central heating throughout. The garage has light and power.

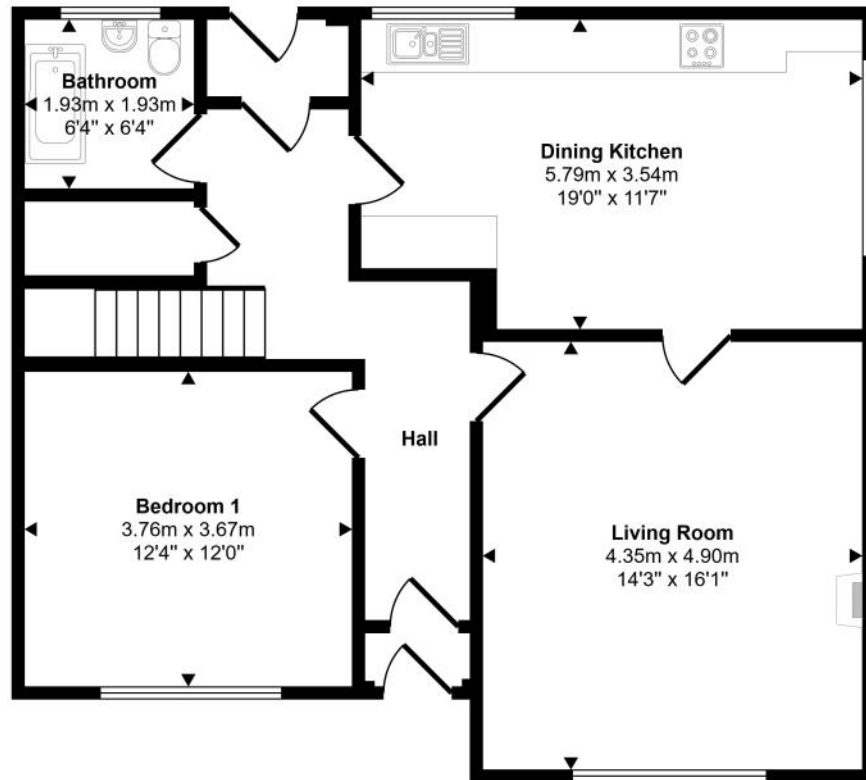
This is an excellent opportunity to acquire a stylish and well-maintained family home within a peaceful setting, yet conveniently placed for local amenities, schooling and transport links.

Early viewing is highly recommended as properties within this sought-after location are seldom available.

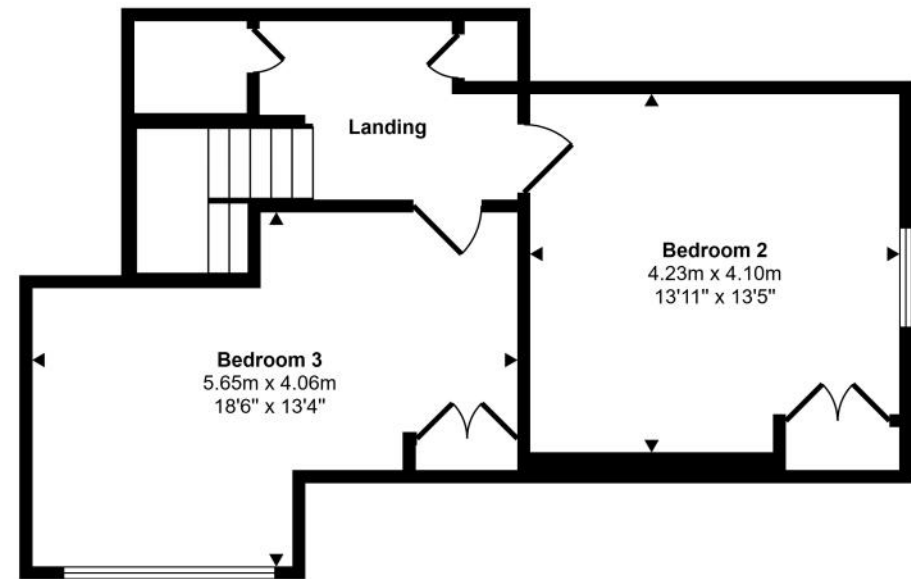
Girvan offers an excellent range of local amenities including nursery, primary and secondary schooling, a community hospital, and a variety of independent and national retailers, including an ASDA supermarket. The town also benefits from a leisure centre with swimming pool and gym facilities. For outdoor and leisure enthusiasts, Girvan boasts an attractive seafront, harbour, and an 18-hole golf course, while the beach and promenade are only a short five-minute walk from the property. Excellent transport links are available via the town's railway station, providing regular connections north to Ayr, Prestwick Airport and Glasgow, and south to Stranraer. The world-renowned Turnberry Hotel and championship golf courses are within easy reach, along with the magnificent Culzean Castle and Country Park, making this an ideal base from which to enjoy the Ayrshire coastline and surrounding countryside.

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

Approx Gross Internal Area
124 sq m / 1336 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft



First Floor
Approx 47 sq m / 501 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.



Hall



Hall



Bedroom 1



Bedroom 1



Hall



Living Room



Dining Kitchen



Bathroom



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Side/Back Garden



Back Garden

Directions

Travelling from Ayr, approach Girvan on the A77. Continue ahead and at pedestrian crossing (opposite ASDA) turn left to Montgomerie Street. Proceed ahead and at the end of the street turn left to The Avenue. Continue ahead and turn second left, North Drive. Proceed ahead and about half way along turn left into cul de sac, the house is facing you. The house on right.

General Comments

Home report available upon request.

White goods are not included in the sale. Certain planters, some Indian sandstone paving slabs and a selection of plants will be removed prior to completion.

Please also note that, since the photographs were taken, the dog run/kennel and greenhouse have been removed and are therefore not included in the sale.

The photographs are provided for illustrative purposes and prospective purchasers should not assume that any items, fixtures or fittings shown are included in the sale unless specifically stated.

Council Tax Band

E

Energy Efficiency Rating

C 69

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.



Front



Garden with Garage in background

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