



27 Willow Drive
Girvan
KA26 0DE











27 Willow Drive, Girvan

An attractive mid-terraced three-bedroom house, ideally situated within a short five-minute walk of the beach and offering well-proportioned accommodation over two levels.

The house is entered via a welcoming entrance hall, leading to a spacious living room with a dedicated dining area. The kitchen is conveniently positioned to the rear and benefits from a useful utility area.

On the upper floor, there are three bedrooms together with a family bathroom.

The house provides comfortable accommodation for a range of buyers.

The property benefits from double glazing and gas central heating.

Garden grounds to both the front and rear provide useful outdoor space. Subject to obtaining any necessary consents, the front garden may offer potential to be converted into off-street parking, if desired.

The location is particularly appealing, with the beach just a short walk away.

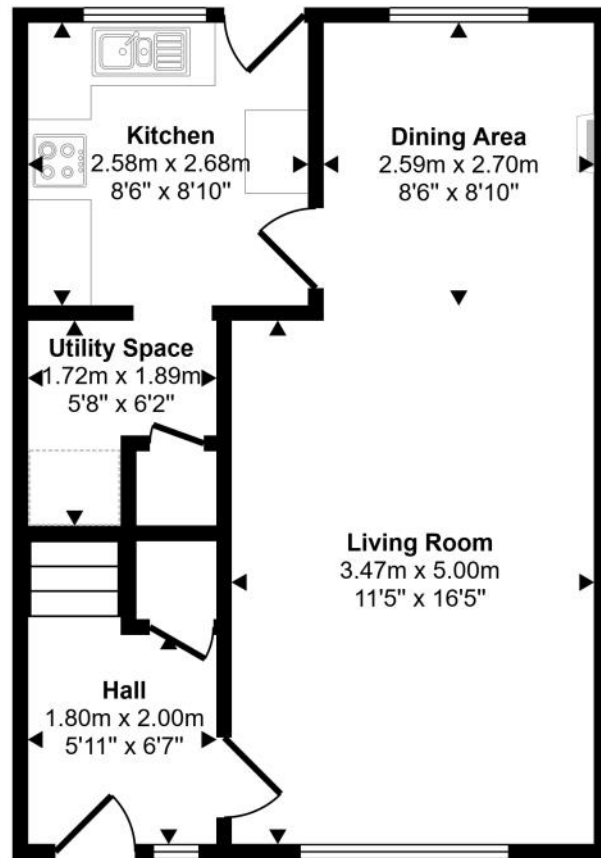
Girvan provides a good range of local amenities, including nursery, primary and secondary schooling, a community hospital, independent and national retailers and an ASDA supermarket. The town's leisure centre includes a swimming pool and gym, while outdoor enthusiasts can enjoy the nearby 18-hole golf course.

The town also benefits from excellent transport links, with a railway station providing connections north to Ayr, Prestwick Airport and Glasgow. The renowned Turnberry Hotel and its championship golf courses are within easy reach, as are the spectacular Culzean Castle and Country Park.

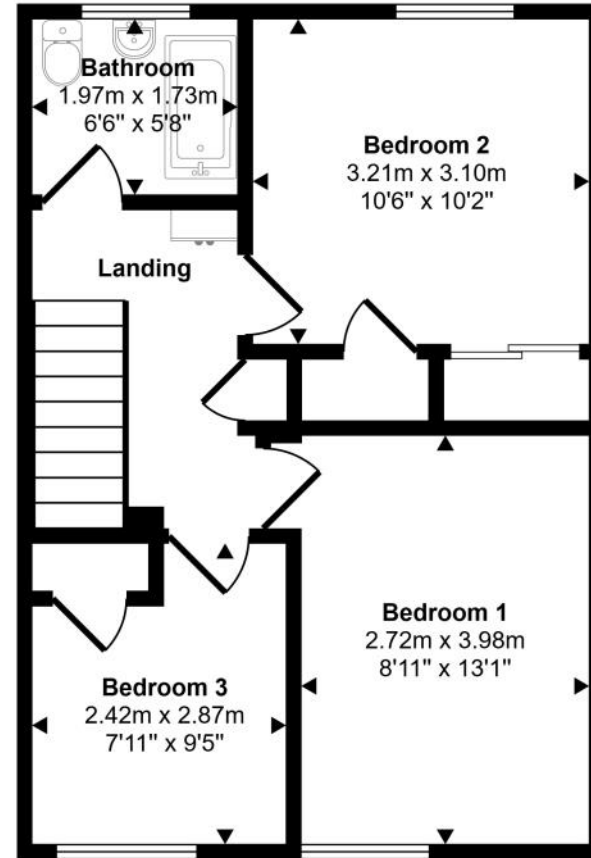
Ayr is approximately 22 miles away, Prestwick Airport approximately 29 miles and Glasgow approximately 60 miles.



Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 42 sq m / 454 sq ft

 Denotes head height below 1.5m

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.

















General Comments

Home report available upon request.

Council Tax Band

B

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.



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