



THOMAS MURRAY
PROPERTY



4 Mote Hill Crescent
Girvan
KA26 0ED



Rear Elevation



View from Front



Living Room



Kitchen



Living Room



Kitchen

4 Mote Hill Crescent, Girvan

Large, spacious 3 bedroom house
situated in a nice position over looking Mote Hill and outlook toward the hills behind town

This mid terrace house has attractive garden spaces front and back

The house has a light and airy interior comprising

Hall

Living Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Modern Shower Room

Gas central heating. Double glazed

The back garden is a great size

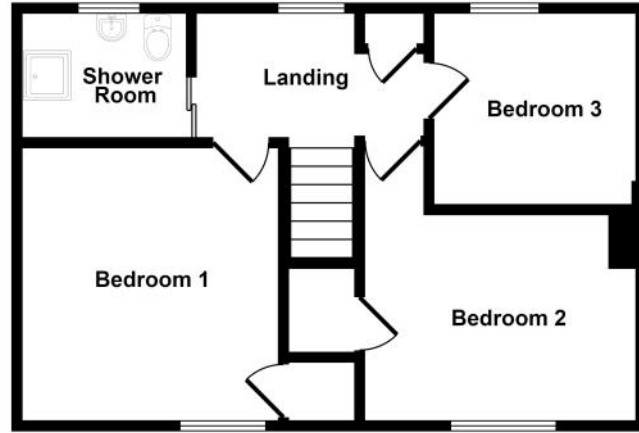
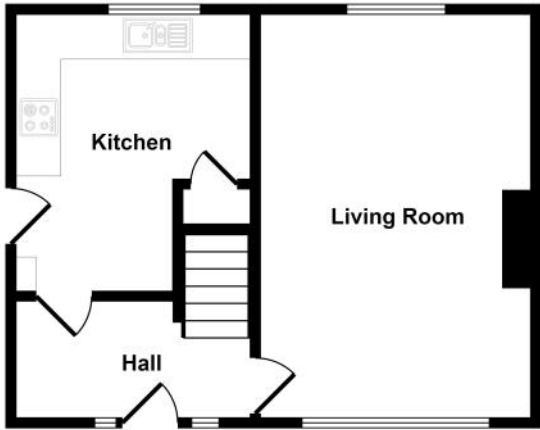
Located close to Victory Park and schools. The beach is a 12 minute walk from the house

Great potential

Viewing of what is an attractive home is highly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, gym and soft play area (this is called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 56 miles



Living Room	17'10" x 11'11"
Kitchen	12'4" reducing to 7'4" x 10'5" reducing to 7'
Bedroom 1	12'1" x 11'6"
Bedroom 2	9' x 12'1" & 3'2" x 2'8"
Bedroom 3	8'6" x 9'
Shower Room	5'1" x 7'3"



Hall



Hall



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



Back Garden



Back Garden

Directions

Travelling to Girvan from Ayr. Proceed on A77 and approach town on Vicarton Street. After pedestrian crossing turn left, Montgomerie Street. Continue ahead and at end of road turn left The Avenue. Proceed ahead to the top of The Avenue and at T junction turn right Coalpots Road. Continue ahead and turn right South Park Avenue and second left to Motehill Road. At top of hill, turn right at junction and continue round to Mote Hill Crescent. The house is on the right hand side.

General

Home report available upon request

The pend which provides access to the rear of the house is shared with the neighbouring proprietor.

Council Tax

B

Energy Efficiency Rating

D (66)

To view contact



Tel: 01465 713498

Email: 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 Elevation

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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