



THOMAS MURRAY  
PROPERTY



75 Mote Hill Road

Girvan

KA26 0DY





Living Room



Living Room

## 75 Mote Hill Road, Girvan

Semi detached 2 bedroom house situated on a corner site

The house requires extensive improvement but offers great possibilities

Garden spaces to the front and rear

The house comprises

Entrance Hall

Living Room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bathroom

Double glazed. Gas central heating

The house is handy for schools and parks. The beach is about 11 minutes walk from the house

Super potential

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 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 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Hall



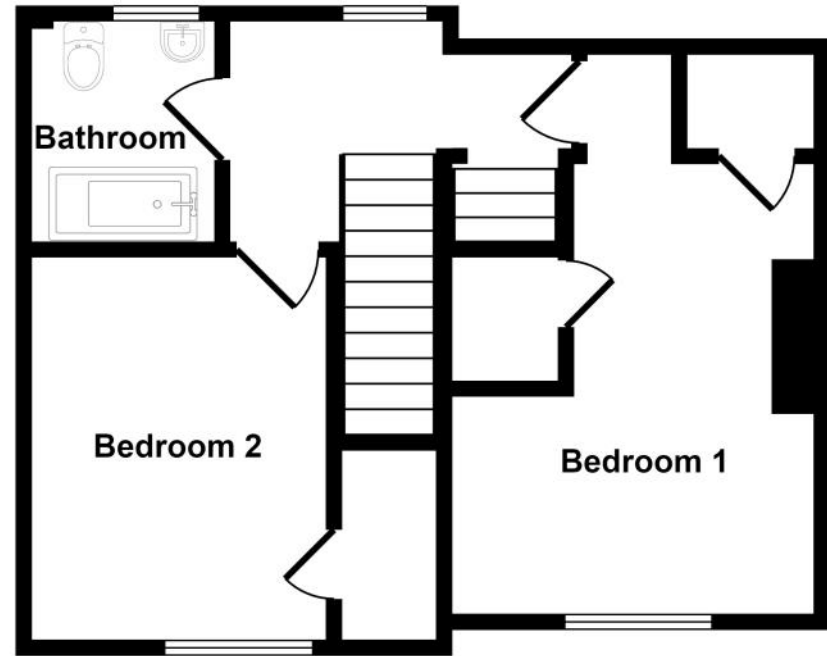
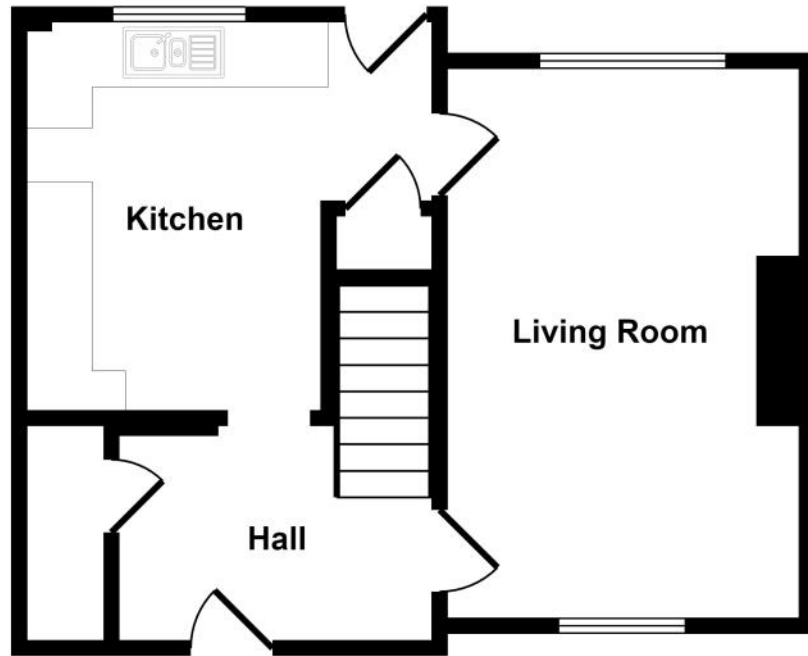
Hall



Kitchen



Kitchen



Living Room	16'8" x 10'8"
Kitchen	11'7" x 8'9" & 5'6" x 3'7"
Bedroom 1	13'4" x 10'8" reducing to 6'3"
Bedroom 2	11'7" x 8'11"
Bathroom	6'7" x 5'7"





Landing



Bedroom 1



Bedroom 1



Bedroom 2





Bedroom 2



Bathroom



Floored Attic



Back Garden





Front Elevation



Rear Elevation

### Directions

From Ayr on A77, to Girvan and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street. Proceed to end of street. Turn left, The Avenue and proceed ahead. Turn first right Queens Drive and then right to North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn left to South Park Avenue. Ahead and then right to Mote Hill Road and continue to end of road where the house sits on the left hand side, at the junction to Piedmont Road.

### General Comments

Home report available upon request

The house requires improvement and as such is sold as seen.

Any development of the attic space would be subject to obtaining the appropriate Consents

### Council Tax

B

EER

E (46)

### To view contact



Tel: 01465 713498

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**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.

### 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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