



THOMAS MURRAY  
PROPERTY



15 Burns Drive

Maybole

KA19 8FB



Living Room/Dining Area



Living Room



Kitchen



Living Room



Dining Area

## 15 Burns Drive, Maybole

A lovely 3 bedroom semi detached house with bright spacious interior and south facing back garden

Wide drive with parking for 2 cars

The house comprises

Hall with built in storage

Cloak Room

Roomy Living Room/Dining Room with patio doors to garden and open plan to

Kitchen with integrated hob and oven

Upstairs

Bedroom 1 with built in wardrobe

En Suite Shower Room

Bedroom 2 with built in wardrobe

Bedroom 3 with recess

Bathroom with electric shower over bath

Double glazed. Gas central heating

The back garden is 2 parts. At the immediate rear is a large paved patio and from there a gate opens to a sloped area of garden.

Attractive view across neighbouring properties toward the hills surrounding Maybole

Early viewing of what is great family home is highly recommended

Maybole has a Co Op store, a new school campus, opened summer 2023 and a railway station connecting to Ayr/Glasgow

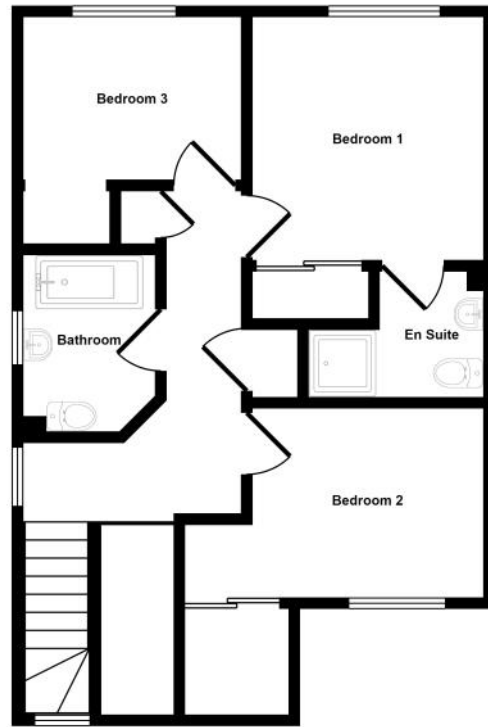
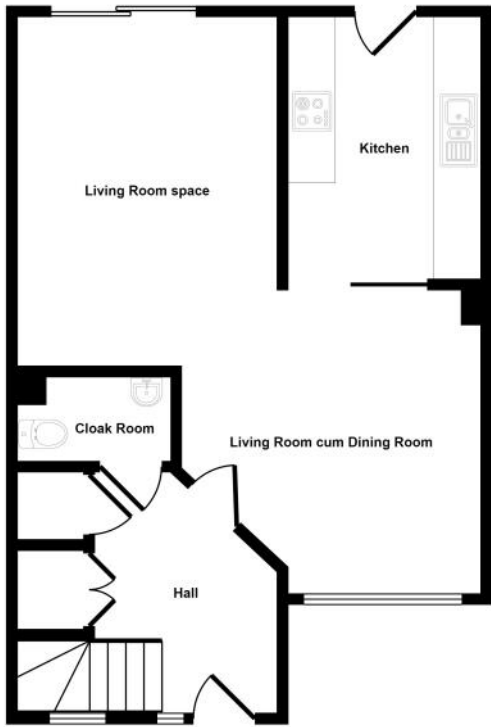
Ayr about 9 miles | Glasgow about 45 miles | Girvan about 12 miles



Dining Area



Kitchen



Living Room	14'4" x 10'8"
Dining Area	12'8" x 12'7"
Kitchen	10'8" x 8'1"
Bathroom	7'8" x 5'6"
Cloak Room	3'6" x 5'3"
Bedroom 1	9'11" x 9'10"
En Suite	5'3" x 4'6" & 2'9" x 2'9"
Bedroom 2	8' x 9'10" & 3'1" x 2'9"
Bedroom 3	6'5" x 9'1" & 2' x 3'7"



Hall



Hall





Cloak Room



Stairwell



Landing



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



En Suite



En Suite



Bedroom 2



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Elevation



Back Garden

### Directions

Travelling south from Ayr on A77. Continue through the village of Minishant and at first roundabout, take second exit, A77 onto Maybole bypass. At next roundabout, take first exit to Maybole and continue ahead on Culzean Road. Take first right to Burns Drive, the house is a short distance along on the left hand side

### General Comments

Home report available upon request.

### Council Tax Band

D

### Energy Efficiency Rating

C (77)

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto: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



View from Back



Front Garden



View from Back



Bottom Back Garden

### 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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