



32 School Vennel, Maybole

We are delighted to offer to the market 32 School Vennel, a two bedroom mid-terraced house located in the heart of Maybole. The spacious house offers prospective purchaser the opportunity to upgrade this two bedroom property into a lovely home. The property will be sure to appeal to a wide variety of potential purchaser(s) looking for their ideal home as its superb location is close to excellent local amenities and commuting links. Viewing is highly recommended.



On entering the property, you will find a bright entrance hall with a large storage cupboard. Off the entrance hall you will find the living area located to the front of the property offering an array of furniture configurations. Adjacent to the living room you will find a dining room located to the rear of the property with a glass external door that leads to the rear garden. Completing the accommodation on the ground floor you will find the kitchen located off the dining room. The kitchen is fitted with an array of base and wall mounted units with co-ordinating worktops, inset stainless bowl sink, space for a cooker and white goods.

Stairs from the ground floor lead up to the first floor landing giving access to two double bedrooms, bathroom, storage cupboard and large walk-in storage cupboard. Bedroom one is located to the rear of the property with a window offer views over the rear garden. Bedroom two is located to the front of the property with large window flooding the room with natural light. Adjacent to bedroom two you will find a large walk in storage cupboard. Completing the accommodation is bathroom complete with WC, sink, and bath.

The property benefits from gas central heating and double glazing.

The property further benefits from a enclosed garden. The garden is laid with paving slabs and mature shrub border. The rear garden further benefits from having a timber shed for storage. Access to the garden can also be found via a lane to the rear of the property.

Maybole has good local amenities with a railway station, supermarket, swimming pool, golf course and new secondary school. Ayrshire is renowned for its many golf courses including Trump Turnberry (about 12 miles), which hosted the Open Championship in 2009 and the seniors in 2012. There are wonderful opportunities for walking and cycling in the area, including the world renowned Culzean Castle and Country Park and Galloway Forest Park. Yachting facilities can be found at Troon and Girvan. For the commuter the M77 provides excellent access to Glasgow and the central belt. Prestwick International Airport has regular flights to London, Dublin, and Europe



Below: Dining Room

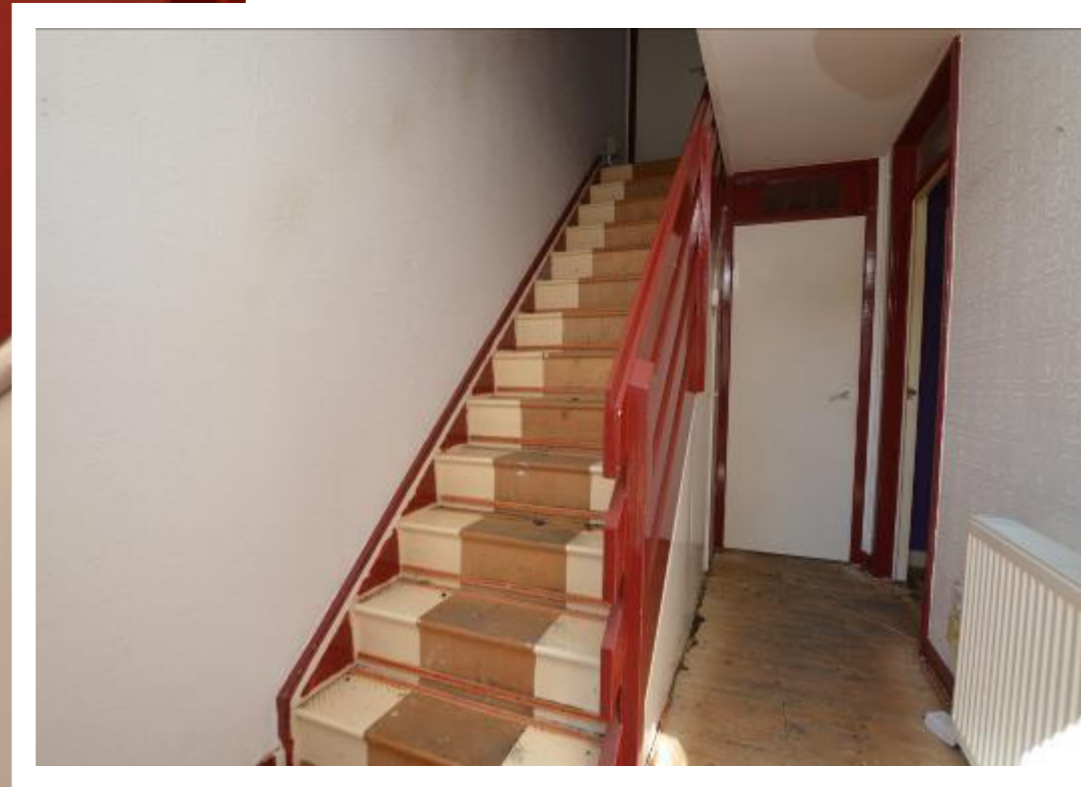


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: info@bruachproperty.com
Ref No. : BRU3068

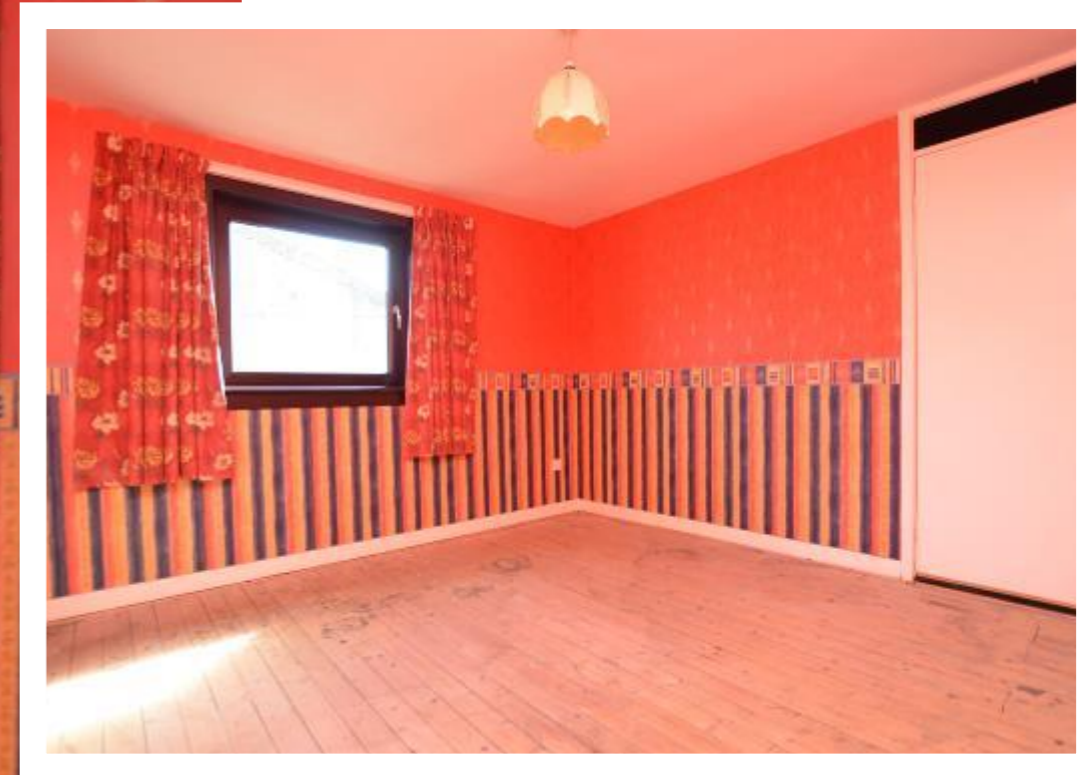
Below: Kitchen



Below: Entrance Hallway



Below: Bedroom One



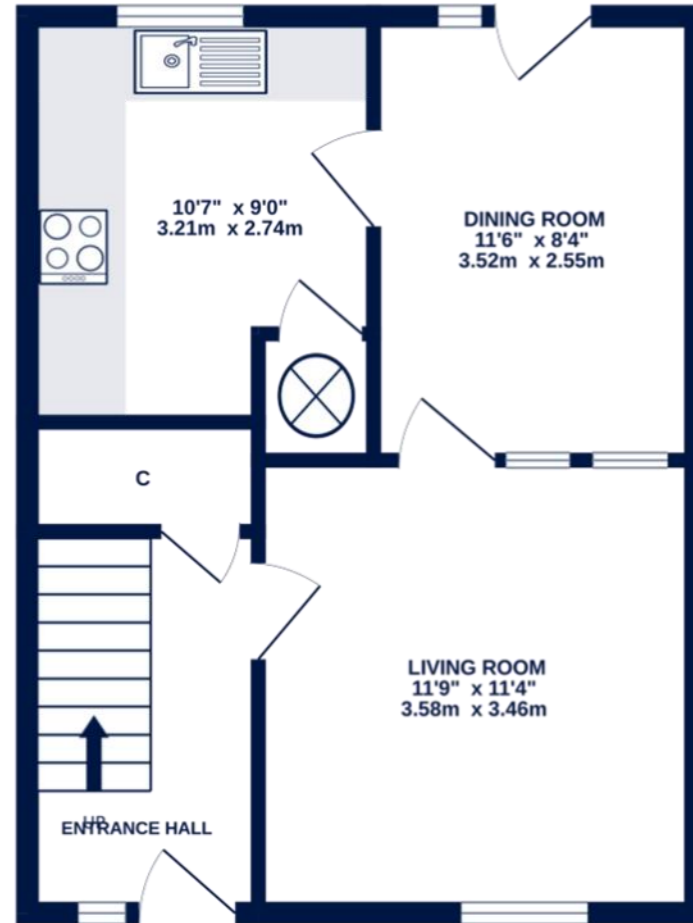
Below: Bedroom Two



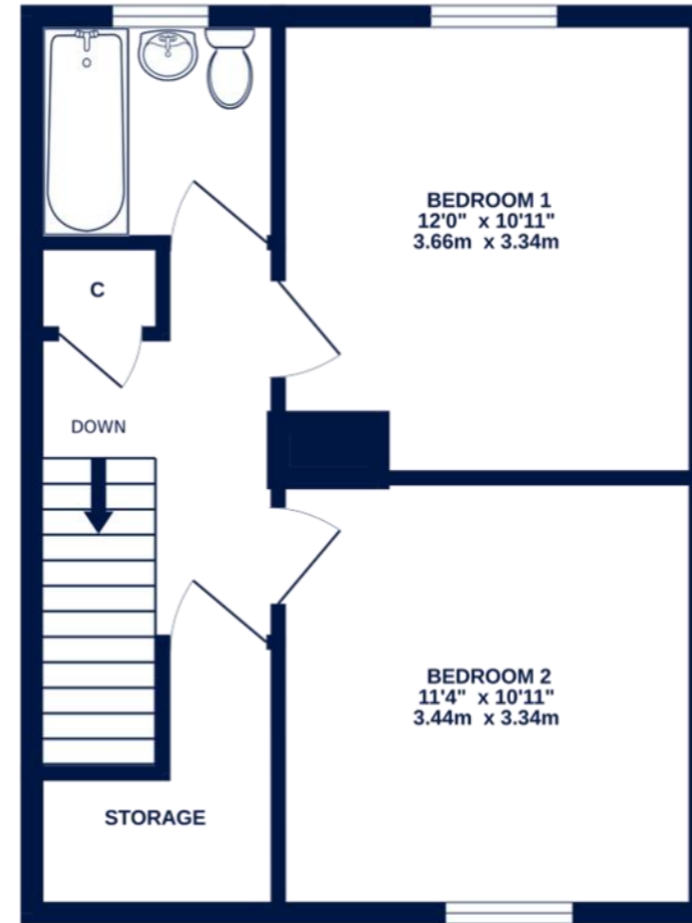
Below: Bathroom Room



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Below: Rear Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: C(72)

Council Tax:

The property is band A and the amount of council tax payable for 2023/2024 is £1,303.60. South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

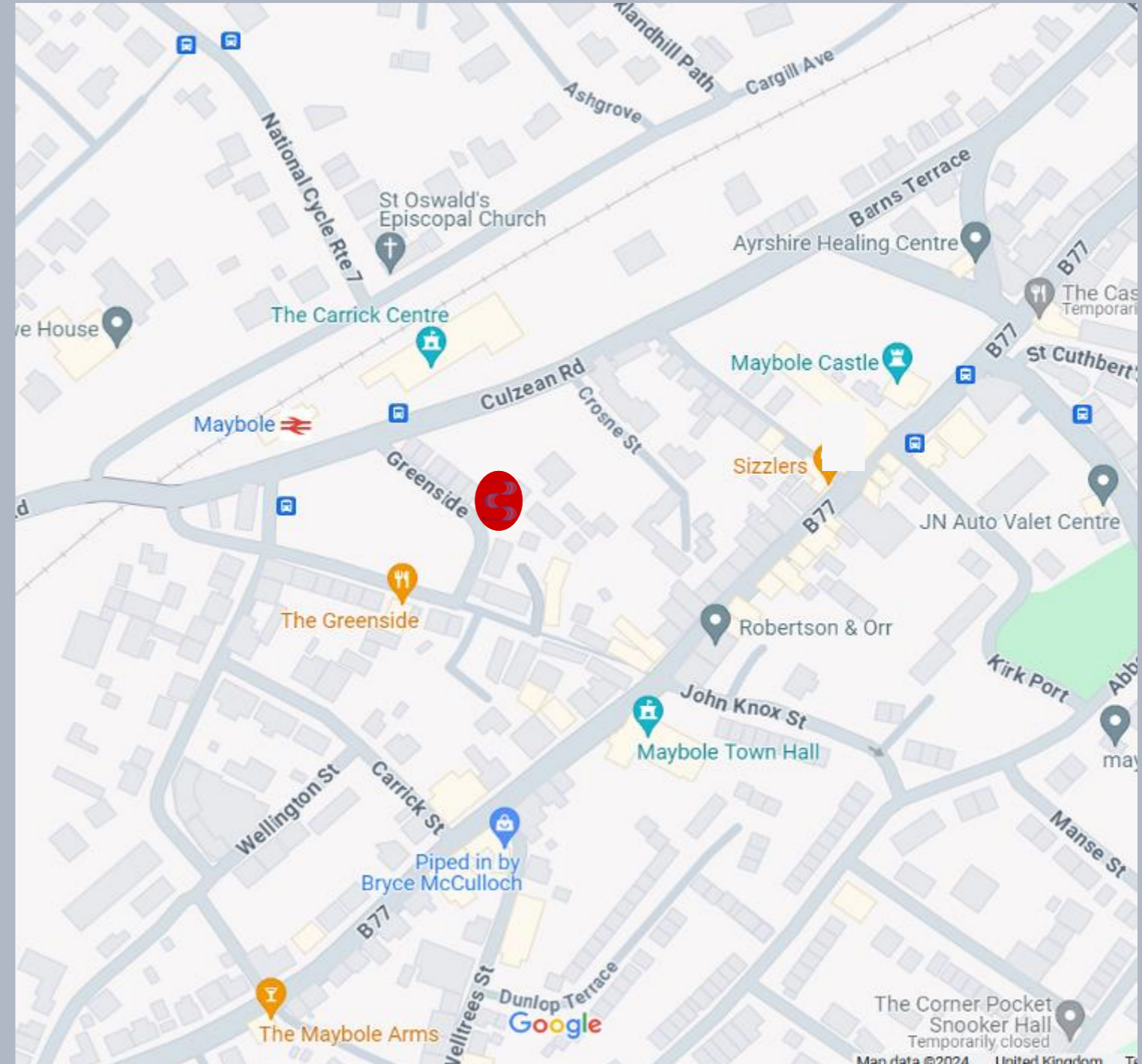
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in January 2024.