



4 Mote Hill Crescent  
Girvan  
KA26 0ED











## 4 Mote Hill Crescent, Girvan

A beautifully presented three-bedroom mid-terrace family home enjoying an attractive outlook across Mote Hill towards the surrounding hills.

Situated within a quiet residential location, the property is ideally placed for easy access to both primary and secondary schooling, Victory Park and Girvan town centre, while the town's attractive beach is approximately a 12-minute walk away.

The current owners have comprehensively upgraded the property since purchasing it two years ago, creating a stylish, move-in condition home. Improvements include a contemporary fitted kitchen, modern bathroom, complete redecoration throughout, replacement internal doors and new floor coverings.

The accommodation extends to approximately 82m<sup>2</sup> and comprises a welcoming Hall, spacious Living Room with pleasant open outlook and a recently fitted Dining Kitchen. Upstairs there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a particularly attractive rear garden of excellent size, laid mainly to lawn with well-stocked borders, mature shrubs and established planting which provide colour, character and a pleasant degree of privacy. The garden offers an ideal space for families, entertaining and outdoor relaxation, while enjoying a peaceful setting within this sought-after residential area.

This is an excellent opportunity to acquire a walk-in condition family home close to schools, recreational facilities, the beach and all local amenities.

Presented in genuine walk-in condition, this house offers an outstanding opportunity to acquire a quality family home in a sought-after part of Girvan. Early viewing is thoroughly recommended.

### Location and Lifestyle

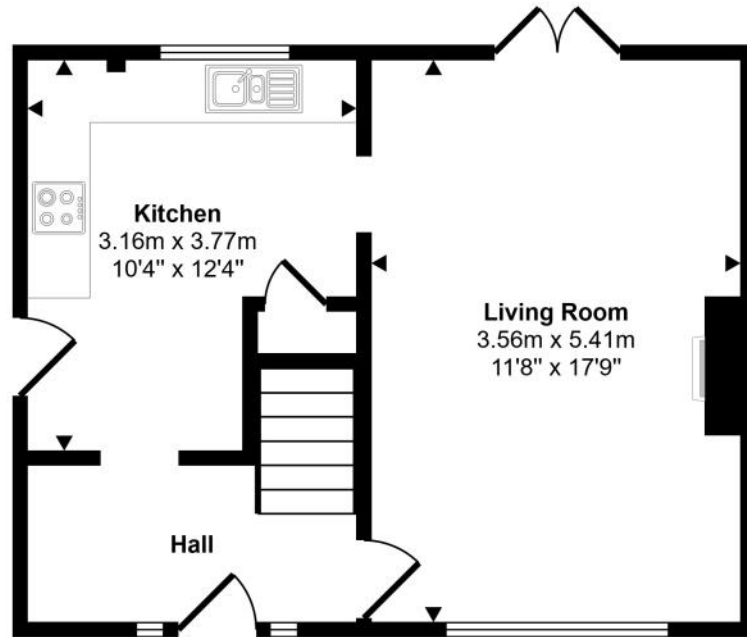
Girvan offers an excellent range of local amenities including nursery, primary and secondary schooling, a community hospital, and a variety of independent and national retailers, including an ASDA supermarket. The town also benefits from a leisure centre with swimming pool and gym facilities.

For outdoor and leisure enthusiasts, Girvan boasts an attractive seafront, harbour, and an 18-hole golf course, while the beach and promenade are only a short five-minute walk from the property. Excellent transport links are available via the town's railway station, providing regular connections north to Ayr, Prestwick Airport and Glasgow, and south to Stranraer. The world-renowned Turnberry Hotel and championship golf courses are within easy reach, along with the magnificent Culzean Castle and Country Park, making this an ideal base from which to enjoy the Ayrshire coastline and surrounding countryside.

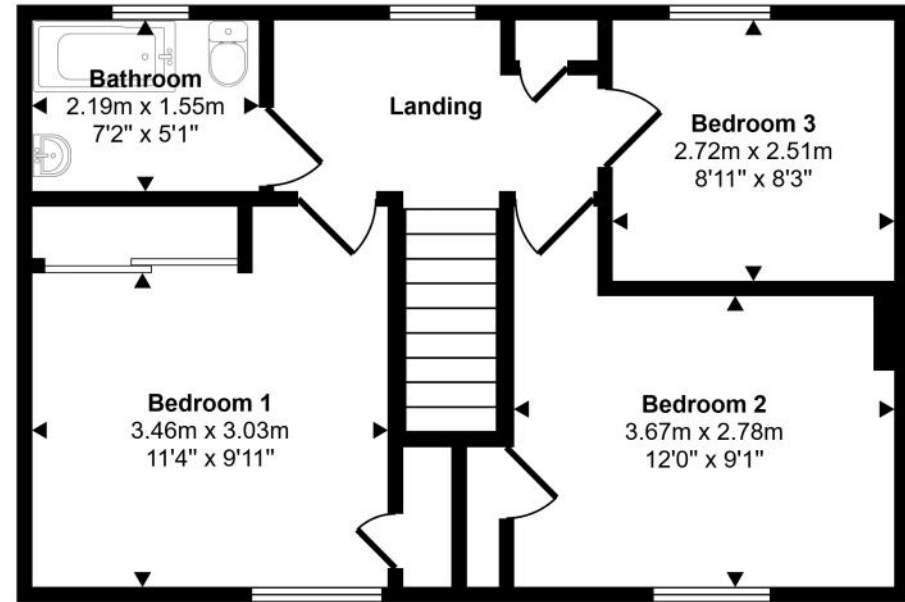
Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles



Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 37 sq m / 401 sq ft



First Floor  
Approx 45 sq m / 485 sq ft

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

D (66)

### To view contact



Tel: 01465 713498

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