



37 Mote Hill Road
Girvan
KA26 0EB











37 Mote Hill Road, Girvan

A well-presented and attractively modernised three bedroom semi-detached house, ideally suited to a range of buyers including families, couples and those looking for a comfortable home with useful outdoor space and excellent off-street parking.

The property offers approximately 84 sq m (909 sq ft) of accommodation over two levels.

The accommodation is centred around a spacious living room, which provides a comfortable and inviting main reception space and benefits from a wood-burning stove, creating an attractive focal point. The modern kitchen is fitted with a good range of units and work surfaces, with space for dining and access to a side porch. Also on the ground floor is a contemporary bathroom.

On the first floor there are three good-sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide flexible accommodation for children, guests, home working or hobbies.

Further benefits include double glazing and gas central heating.

Externally, the property has a wide driveway providing parking for approximately three cars, a particularly useful feature for a family home. To the rear is an enclosed garden, providing a private outdoor area. The property also enjoys an open outlook towards Mote Hill, adding to the sense of space.

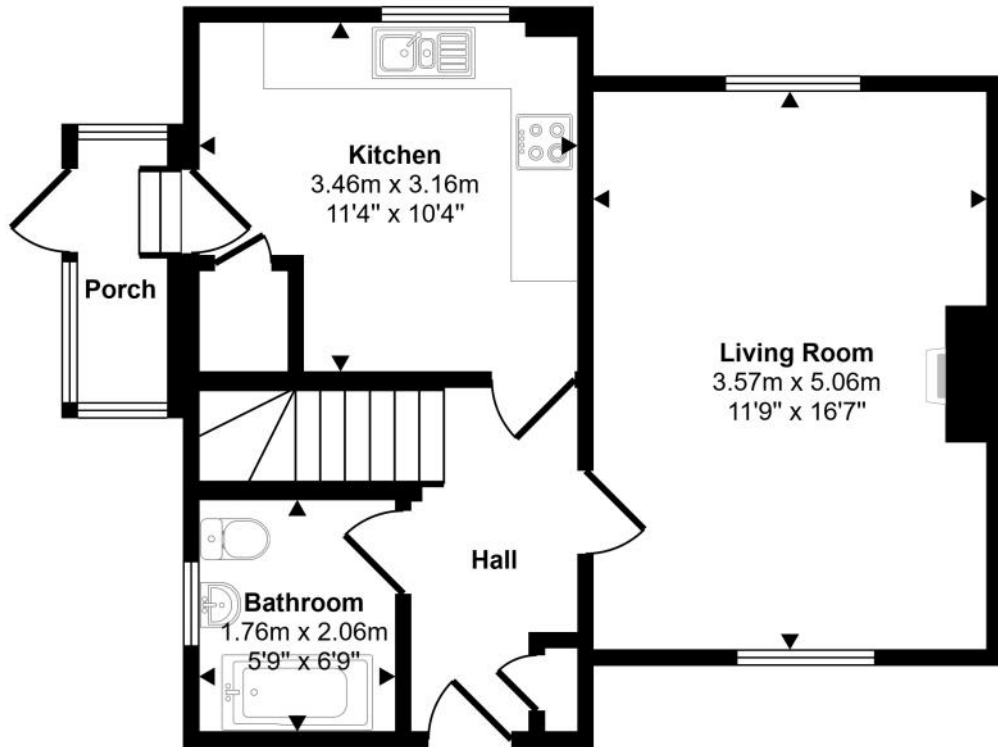
Overall, 37 Mote Hill Road represents a comfortable and well-appointed home, combining modern interior accommodation with generous parking and practical outdoor space.

Key Features

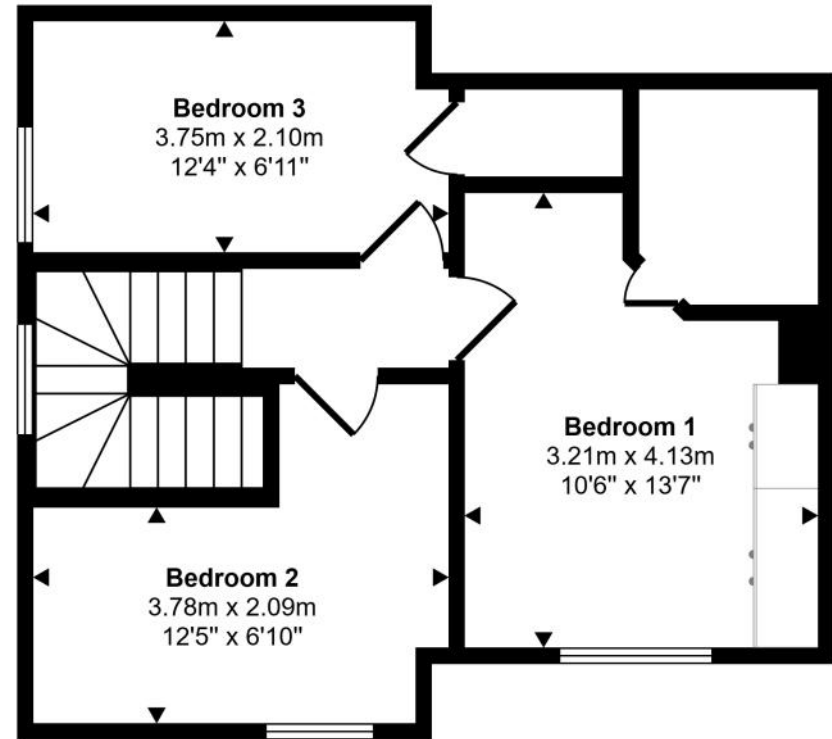
- Three bedroom semi-detached house
- Spacious living room
- Wood-burning stove
- Modern fitted kitchen
- Contemporary bathroom
- Three decent-sized bedrooms. Principal bedroom with en-suite shower room
- Double glazing & Gas central heating
- Wide driveway with parking for approximately three cars. Enclosed rear garden
- Well-presented and modernised throughout



Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 41 sq m / 442 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.

















Location and Lifestyle

Girvan offers a range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and gym, community hospital, and a variety of retailers, including ASDA

The town also boasts an attractive seafront, harbour, railway station with connections north to Prestwick Airport and south to Stranraer, plus an excellent 18-hole golf course. World-class golf and hospitality at Trump Turnberry are close at hand, as is the stunning Culzean Castle and Country Park

Distances |

Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C71

To view contact



Tel: 01465 713498

Email: 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com