



THOMAS MURRAY
PROPERTY



6 Kirkmichael Road,
Maybole,



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Good, big, semi detached 3 bedroom house standing in front and back garden with driveway.

The house dates from circa late 1930s and is brick-built with more recent external thermal cladding. The roof is overlaid with slate.

Nice location close to the edge of town and where neighbouring properties are of varying styles and vintages. All local amenities are readily accessible.

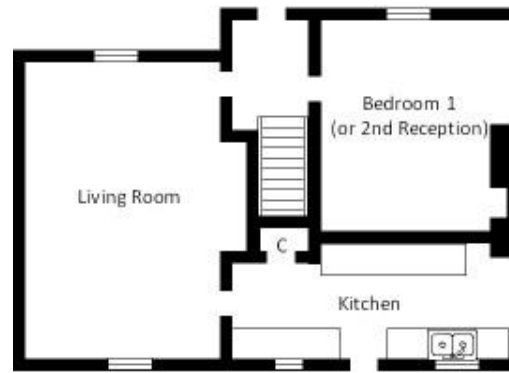
Windows are double-glazed in uPVC rigid casements and central heating is provided by way of gas with radiators located throughout the accommodation.

The house provides accommodation over two floors comprising: Entrance Hall with double glazed/uPVC front door. The Living Room has windows front and rear, gas fire and door through to the Kitchen, which has windows to the rear as well as double glazed/uPVC back door, and base and wall-mounted cabinets, sink unit, central heating boiler and under stair cupboard. Completing the living space on the ground floor is Bedroom 1, with window to the front. This room could equally be used as a reception room.

Upstairs the landing, with window to the rear, provides access to 2 bedrooms and shower room. It is also where the ceiling hatch to the loft is located. Bedroom 2 has a window to the front. Bedroom 3 has windows to the side and rear. All three bedrooms are good size doubles. The Shower Room, which has a window to the rear, comprises shower stall with mixer electric shower, wash hand basin in vanity unit with mirror behind, WC, tiled walls and floor and heated towel rail together with waterproof ceiling and downlights.

The established garden is to the front and back of the house. At the front there is paved path with lawned areas on either side of the front door. The drive is in concrete with space for two cars and affords pedestrian access round to the rear. At

Living Room	17'5" x 11'9" at widest points
Kitchen	7'6" x 14'9" at widest points
Bedroom 1 or Dining Room	12' x 9'11" reducing to 8'11"
Bedroom 2	13'4" x 11'9"
Bedroom 3	13'3" x 9'11" reducing to 8'11"
Shower Room	6' x 6'3"



Dimensions are approximate and the Floor Plan is schematic and not to scale.









Directions

Maybole is 9.3 miles from Ayr. The town provides primary and secondary schooling and has a railway station with connections to Ayr and Girvan/Stranraer. There is also a swimming pool, 9 hole golf course and library. The National Trust's Culzean Castle and Park is about 5.5 miles. Turnberry Hotel and Golf Courses approx. 7.4 miles. On entering Maybole travelling south on the A77 from Ayr turn first left from the main road to Kirkcunich Road where the house is situated a short distance along on the right hand side.

General

Home Report is available on request.

Council Tax: Band B

EER: Band F (32)



To view contact

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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





Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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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