



THOMAS MURRAY  
PROPERTY



18 Hyslop Crescent  
Colmonell  
KA26 0SE



Rear Elevation



View from back garden



Living Room



Kitchen



Living Room



Kitchen

## 18 Hyslop Crescent, Colmonell

This is a 3 bedroom semi detached house with large back garden

Situated in a good position close to the primary school and with views from the garden across the adjacent fields and toward the hills of the Stinchar Valley

The house comprises

Hall

Living Room

Kitchen

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

All three bedrooms are doubles

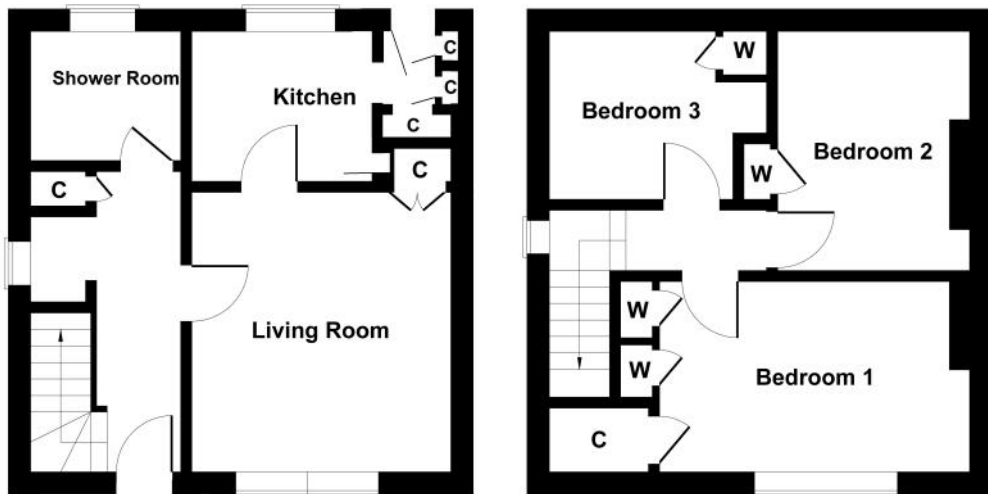
LPG heating. Double glazed

The house and garden would benefit from the some general improvement but that said this is a good property with loads of potential



Colmonell is situated in lovely scenic surroundings in the Stinchar Valley. The village has a primary school. This area of south west Ayrshire is renowned for its scenery and mild climate. There are excellent golf courses at Girvan and Turnberry. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides primary and secondary schooling, a variety of shops, ASDA Supermarket, Hospital and a working harbour with moorings for pleasure craft. The railway station in Girvan has connections to Ayr and Glasgow. Girvan has a great beach.

Girvan 11.2 miles | Ayr 32 miles | Glasgow 69 miles



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal  
For Illustrative Purposes Only.



|             |  |
|-------------|--|
| Living Room | 14'7" x 13'2" reducing to 12'4"              |
| Kitchen     | 9'8" x 8'4"                                  |
| Bedroom 1   | 10'6" x 14'10" reducing to 14'               |
| Bedroom 2   | 13'11" x 8'9" reducing to 7'9" & 3'3" x 1'9" |
| Bedroom 3   | 10'3" x 9'9" & 4'1" x 1'9"                   |
| Shower Room | 5'6" x 6'10"                                 |



Hall



Hall



Shower Room





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



View front to school



Back Door



Back Garden



Back Garden



Front



Front Garden

### Directions

Travelling south from Girvan on the A77 proceed to round about on the edge of town signpost Shallochpark. Here take second exit signpost A714 Barrhill & Newton Stewart. Continue on this road and before arriving in the small village of Pinwherry turn right at Daljarrock and continue on this narrow road. At T junction turn right and continue on the A765 signpost Colmonell. Arriving at Colmonell proceed ahead on Main Street and turn left, opposite the primary school, to Hyslop Crescent where the house is situated on the left hand side. Parking is on street.

### General

Home Report available on request

### Council Tax

Band B

### Energy Efficiency Rating

E 52

### 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.

### 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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