



THOMAS MURRAY
PROPERTY



4 Welltrees Square
Maybole
KA19 7AT



View from house



Living room



Living room



Kitchen

4 Welltrees Square, Maybole

End of terrace, 2 bedroom house in a nice location with pleasant outlook

The house comprises

Entrance Vestibule with double glazed front door

Hall

Living Room through to Dining Area

Kitchen with integrated hob and oven

Upstairs

Bedroom 1 with built in wardrobe

Bedroom 2

Bathroom with mixer shower over bath

Box Room

Gas central heating. Double glazed

Easy to maintain garden spaces front and rear

Convenient position to access shops and schools

Viewing is recommended



Maybole has a recently opened Co Op store and a brand new school campus, opened summer 2023. Maybole has a railway station connecting to Ayr/Glasgow

Ayr about 9 miles | Glasgow about 44 miles | Girvan about 12.4 miles

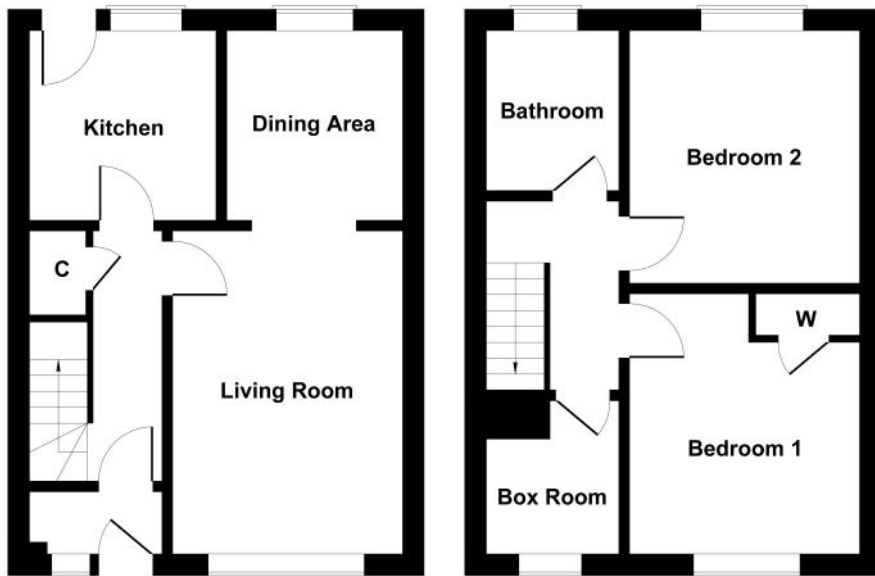


Dining Area through to Living Room



Kitchen

4 Welltrees Square, Maybole



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Hall



Hall

Living Room	14'4" x 10'10"
Dining Area	8'3" x 7'11"
Kitchen	8'3" x 9'5"
Bathroom	6'6" x 6'5"
Bedroom 1	11'11" x 11'
Bedroom 2	10'10" x 11'11"
Box Room	6'5" x 6'5"



Entrance



Dining Area



Kitchen



Landing



Bedroom 1



Bedroom 2



Bathroom



Bedroom 1



Bedroom 2



Box room



Bathroom



Rear of House



Garden

Directions

Travelling from Ayr. Take A77 and proceed ahead. Arriving round about take second exit to the recently opened Maybole bypass continue ahead at second roundabout take second exit. Down hill and at next roundabout take 1st exit, Kirkoswald Rd. Continue ahead and take left signpost Welltrees Street. Continue downhill and at junction turn right. Proceed ahead for a short distance where Welltrees Square is on the left hand side.

General

Home Report available on request

The neighbouring proprietor has a right of access across the rear and to the side of the property to move wheelie bins etc.

Council Tax

Band B

Energy Efficiency Rating

D68

To view contact



Tel: 01465 713498

Email: 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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