



THOMAS MURRAY  
PROPERTY



6 Redbrae  
Maybole  
KA19 7HJ



Living Room



Living Room



Living Room



Kitchen



Kitchen



Living Room



Kitchen

## 6 Redbrae, Maybole

Charming mid terrace, 2 bedroom house with garden, large timber shed and garage

The house has a distinctive red sandstone frontage

Double glazed and gas central heating

The lovely interior comprises

Entrance Vestibule

Hall

Spacious L shape Living Room with wood burning stove and attractive timber mantle

Large, bright Dining Kitchen with patio doors to garden

Upstairs

Landing with built in cupboard

Bedroom 1 with fitted wardrobe

Bedroom 2 with fitted wardrobe

Bathroom with corner bath, shower cubicle, wash hand basin and WC

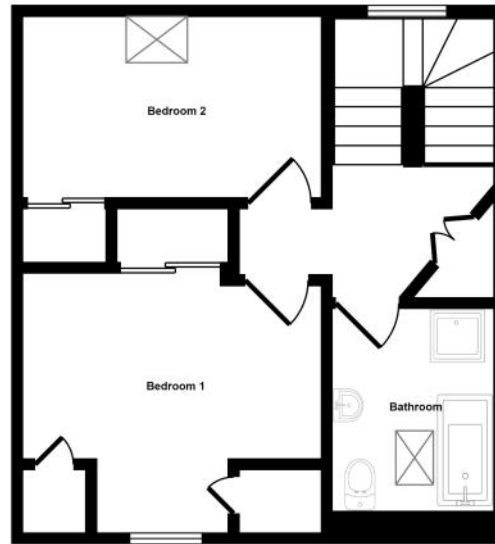
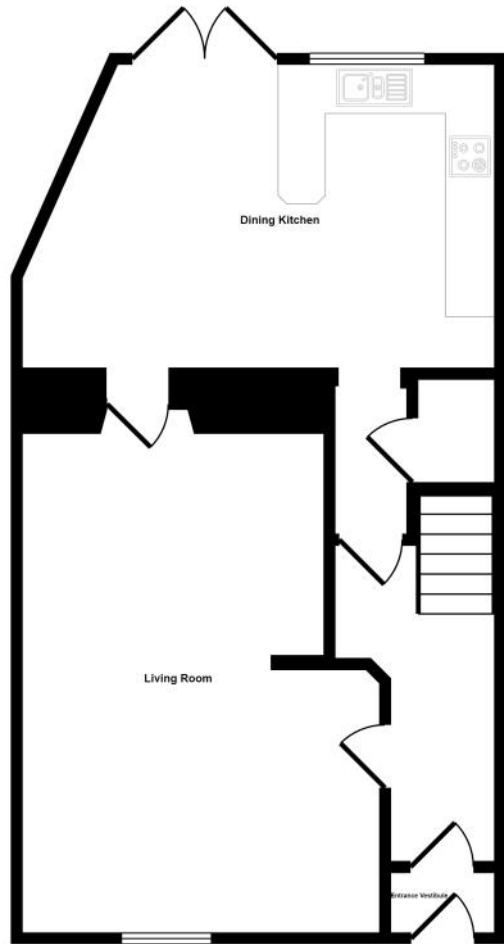
The back garden is gravelled and bounded by wall and fence

Garage is sited at the end of the terrace row. There is an area of ground behind the garage.

A nice welcoming home with character

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

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



Living Room	10'6" x 14'8" & 9'2" x 12'2"
Dining Kitchen	12'4" x 17'4"
Bedroom 1	12'2" reducing to 7'7" x 12'4"
Bedroom 2	7'8" x 12'5"
Bathroom	8'1" x 7'
Shed	7'9" x 16'



Hall



Hall





Living Room



Living Room



Kitchen



Hall



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Rear Elevation



Shed

### Directions

Travelling south from Ayr on A77. Continue through the village of Minishant and at first roundabout, take second exit, A77 onto Maybole bypass. At next roundabout, take first exit to Maybole and continue ahead on Culzean Road. Straight ahead to Barns Terrace and then take right to Redbrae. The house is a short distance along on the lefthand side.

### General Comments

Home report available upon request

The garage which forms part of the property is situated at the end of the terrace row adjacent to number 4 Redbrae.

### Council Tax Band

C

### Energy Efficiency Rating

D (61)

### To view contact



**Tel:** 01465 713498

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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 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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