



THOMAS MURRAY
PROPERTY



14 Hyslop Crecent
Colmonell
KA26 0SE



Back



View From Back



View From Front



Living Room



Garden Room



Dining Room



Kitchen

14 Hyslop Crecent, Colmonell

3 bedroom house with Garden Room addition and standing in a large garden with drive and plenty of space to park

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 with wood burning stove

Dining Room through to

Kitchen

Garden Room

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Double glazed. Oil central heating installed July '21

The front garden comprises an area of law, drive and mono blocked space for parking

The rear garden is two parts, an area comprising lawn and timber summer house and a second area with poly tunnel and timber shed

A lovely home in lovely surroundings. Viewing is highly recommended

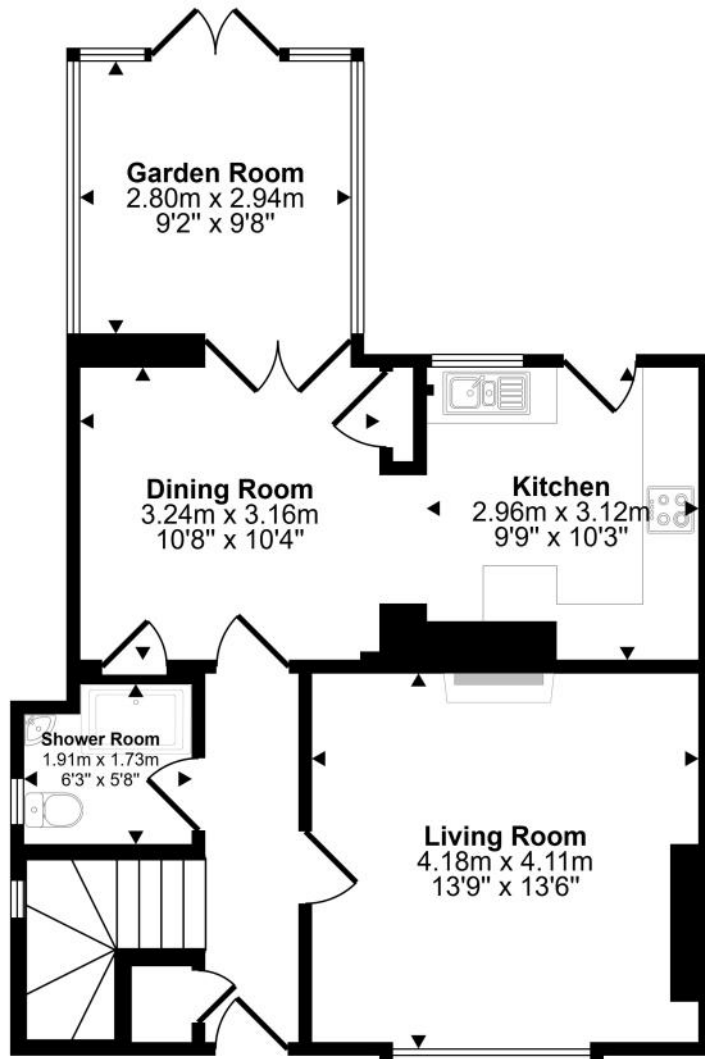


Living Room

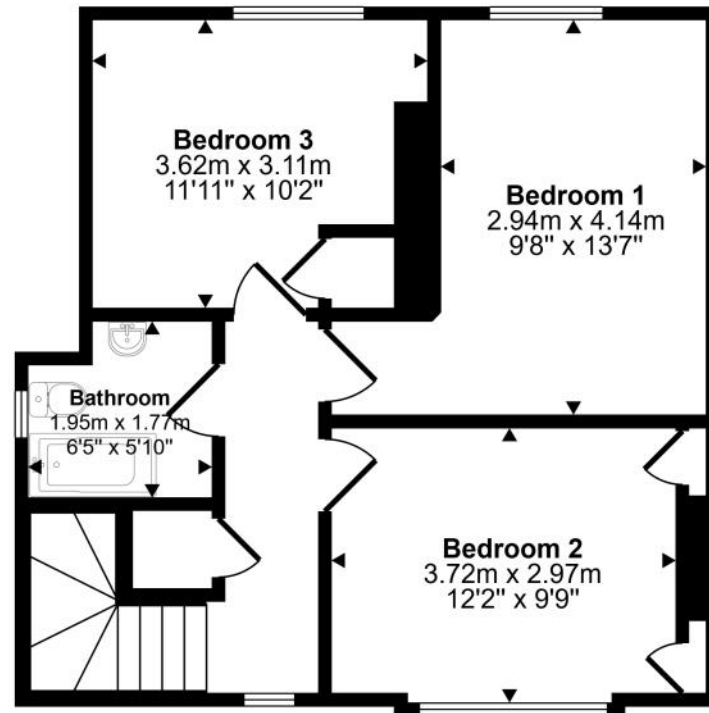


Garden Room

Approx Gross Internal Area
110 sq m / 1185 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft



First Floor
Approx 50 sq m / 543 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.



Living Room



Kitchen



Dining Room



Garden Room



Living Room



Dining Room



Kitchen



Hall



Hall



Shower Room



Shower Room



Stairwell



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Bathroom



Back Garden



Front Garden

Location

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 11.6 miles | Ayr 32 miles | Glasgow 66.7 mile

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 B734 and continue to Colmonell, approx. 3.2 miles. 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.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

D (57)

To view contact



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Email: enquiries@thomasmurrayproperty.com



Back



Back Garden



Back Garden



Back Garden



View From Back

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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