



THOMAS MURRAY
PROPERTY



45 Hicks Avenue

Maybole

KA19 7EE



Back Garden



Living Room



Living Room



Kitchen



Living Room



Kitchen

45 Hicks Avenue, Maybole

Middle terrace 2 bedroom house in an elevated position and backing on to the golf course

The house comprises

Hall

Spacious Living Room with patio door

Dining Area

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Shower Room

Double glazed. Gas central heating

Well kept garden. Timber shed.

Nice, clean tidy house with further potential

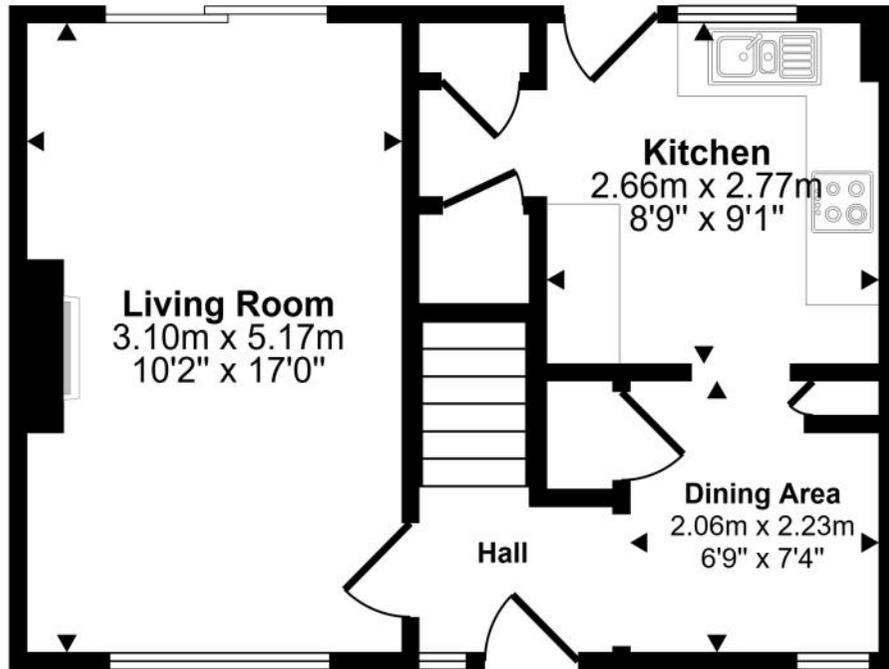
Convenient position to access shops and schools

Well worth viewing

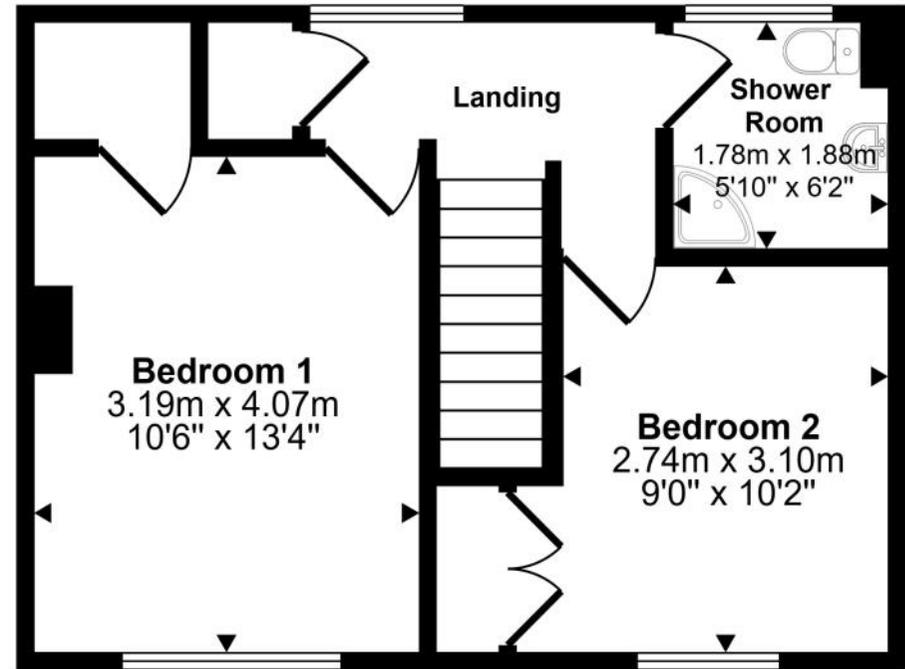
Maybole has a Co Op store and a new school campus, opened summer 2023. Maybole has a railway station with connections to Ayr/Glasgow

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

Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 37 sq m / 394 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.



Hall



Hall



Dining Area



Dining Area



Landing



Landing



Shower Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Back



Back 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. At next roundabout take 1st exit, Kirkoswald Rd. Continue ahead and take left signpost Coral Glen. Continue ahead and then take right Allans Hill and then right to Hicks Avenue. Continue along where the house is situated up on the left hand side. Parking on street.

General Comments

Home report available upon request.

There is a right of access across the back of the house for the movement of wheelie bins etc

Council Tax Band

B

Energy Efficiency Rating

C69

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.



Back



Front



Front



View from the Front



Back Garden

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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