



12 Kirkhill Crescent

Colmonell

KA26 0SD



Garden to side



Living Room



Kitchen



Living Room



Kitchen

12 Kirkhill Crescent, Colmonell

Nicely presented, 2 bedroom end of terrace house with large garden, drive and garage

The house is situated in a quiet cul de sac close to the primary school

Double glazed. Heating by air source heat pump

The house has an lovely bright interior in good decorative order throughout and comprising

Hall

Living Room

Kitchen

Bedroom 1

Upstairs

Bedroom 2

Bathroom

Good size garden mainly in grass. Timber deck around back door.

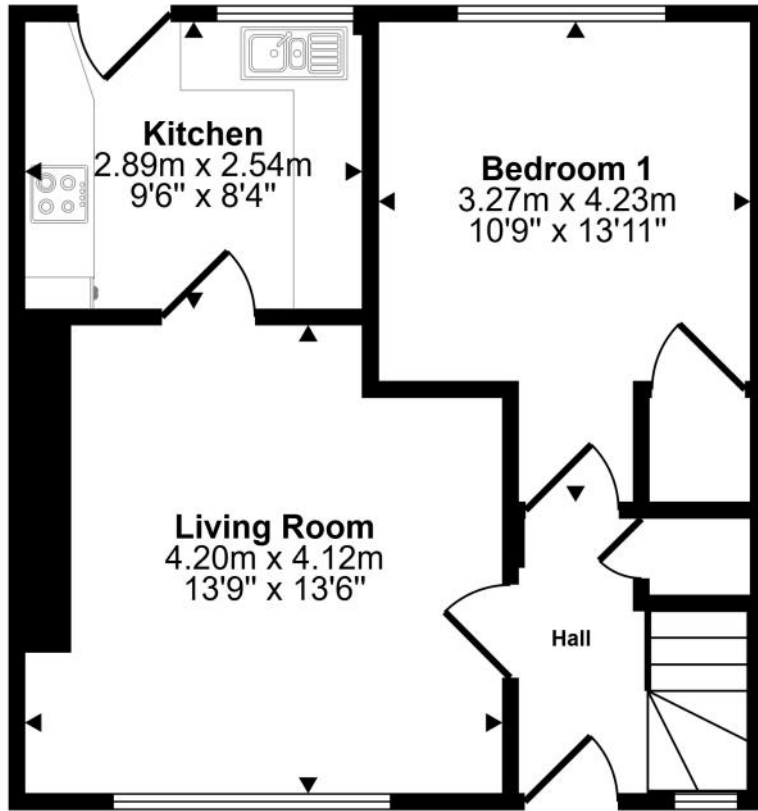
Garage has light and power

An attractive home in lovely surroundings. Viewing is highly recommended

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

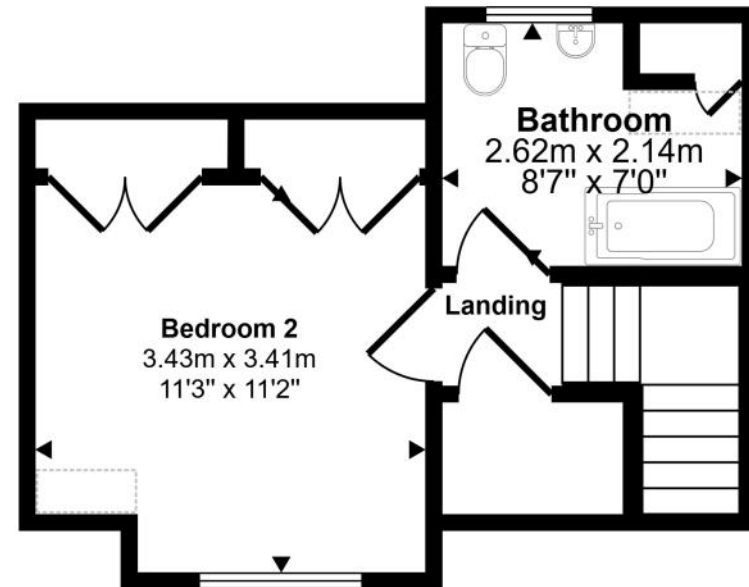
Approx Gross Internal Area
68 sq m / 736 sq ft



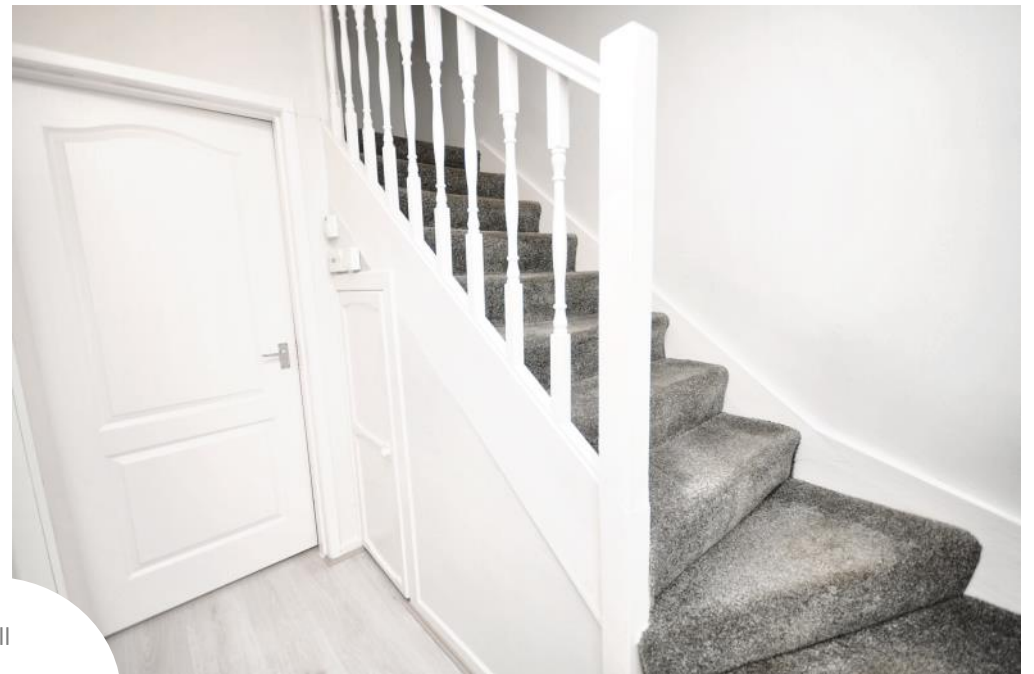
Ground Floor
Approx 43 sq m / 464 sq ft

 Denotes head height below 1.5m

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.



First Floor
Approx 25 sq m / 272 sq ft



Hall
Living Room
Kitchen





Bedroom 1



Bedroom 2





Bathroom



Back Garden





Front



Garden to side

Directions

Travelling south from Girvan on the A77 proceed to roundabout on the edge of town signpost Shallochpark. Take 3rd exit signpost Stranraer A77. Continue ahead for 10.6 miles. Turn left signpost B734 Colmonell. Continue to Colmonell, about 4 miles and on arriving in village proceed ahead on Main Street and turn left at the village hall. Continue ahead for a short distance and turn right to Kirkhill Crescent where the house is situated in the right hand corner opposite the Fire Station.

General Comments

Home report available upon request.

The dimensions of the garage are | 6m x 3.95m

The neighbouring property has a right of access across the rear of the house for movement of wheelie bins etc.

Boundaries for the side garden area to be confirmed.

Council Tax Band

A

Energy Efficiency Rating

C77

To view contact



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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.



Garden to side

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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