



31 Mote Hill

Girvan

KA26 0EE



Front garden with outlook to Mote Hill



Living Room



Kitchen



31 Mote Hill Road, Girvan

Spacious 3 bedroom end of terrace house with garden front and back and in a good location with open outlook to Mote Hill

The house is in a popular street close to Victory Park and primary and secondary schools. The beach is 14 minutes walk from the house

The house comprises

Hall

Large Living Room

Kitchen

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Gas central heating and double glazed

The front garden is in grass. The back garden comprises areas in grass and gravel. There is large shed and a gate out to a side lane

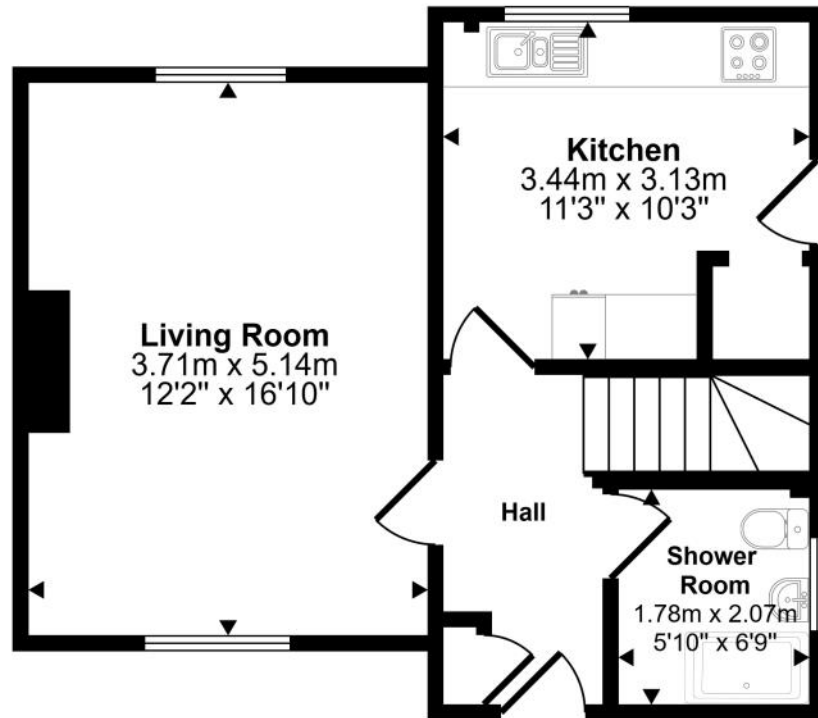
Viewing is strongly recommended

Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park

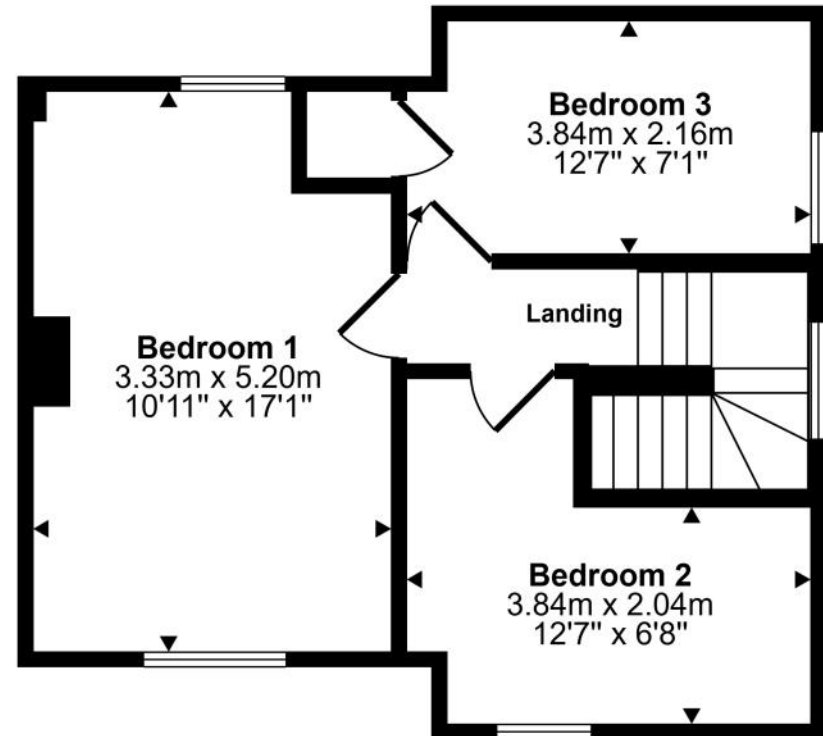
Ayr 21 miles | Prestwick Airport 25.7 miles | Glasgow 56 miles



Approx Gross Internal Area
85 sq m / 912 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 43 sq m / 462 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
&
Shower Room





Bedroom 1

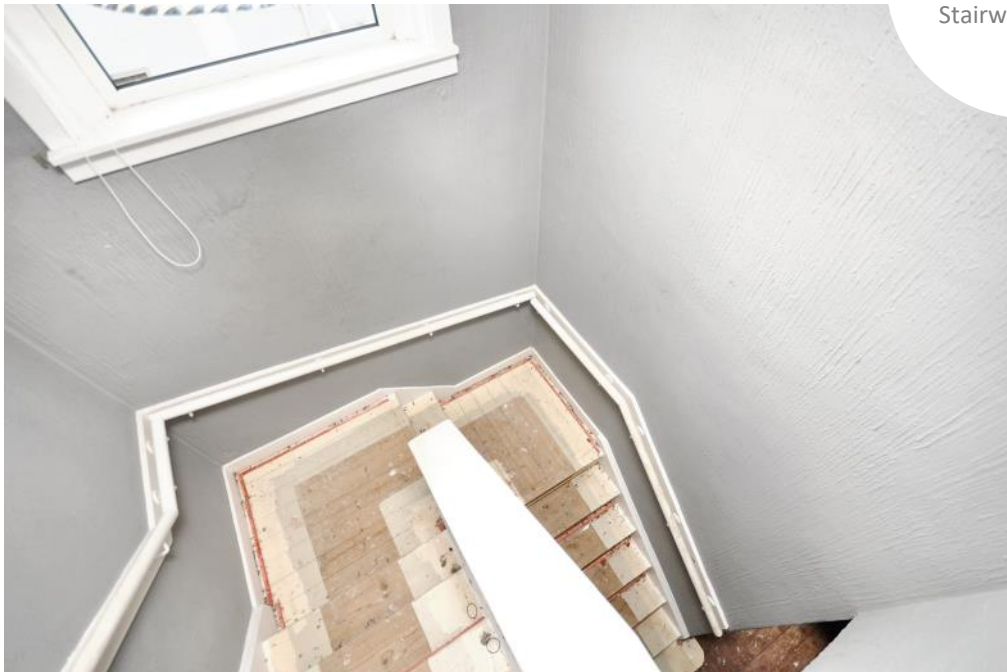
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Bedroom 2





Bedroom 3
&
Stairwell, landing





Directions

From Ayr on A77, to Girvan and just after pedestrian crossing opposite ASDA turn left, Montgomerie Street. Proceed to end of street. Turn left, The Avenue and proceed ahead. Turn first right Queens Drive and then right to North Park Avenue. Continue ahead and turn left Victory Park. Proceed ahead and turn left to South Park Avenue. Ahead and then right to Mote Hill Road. Proceed up the hill and turn left at junction. The house is short distance along on the left.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (72)

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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