



THOMAS MURRAY
PROPERTY



23 Glenalla Road
Girvan
KA19 8DB



Living Room



Kitchen



Living Room



Dining Area

23 Glenalla Road, Maybole

This well-proportioned three-bedroom mid-terrace home offers excellent family accommodation with the added benefit of off-street parking and private garden space.

The accommodation comprises |

- Hallway,
- spacious Living Room leading to a dedicated Dining Area
- fitted Kitchen
- 3 Bedrooms
- modern Bathroom.

The property further benefits from double glazing and gas central heating

Externally, there is a garden to the rear featuring decking and a summer house

The home offers excellent scope for buyers to put their own stamp on it and add value over time

A fantastic opportunity for first-time buyers, families, or investors alike

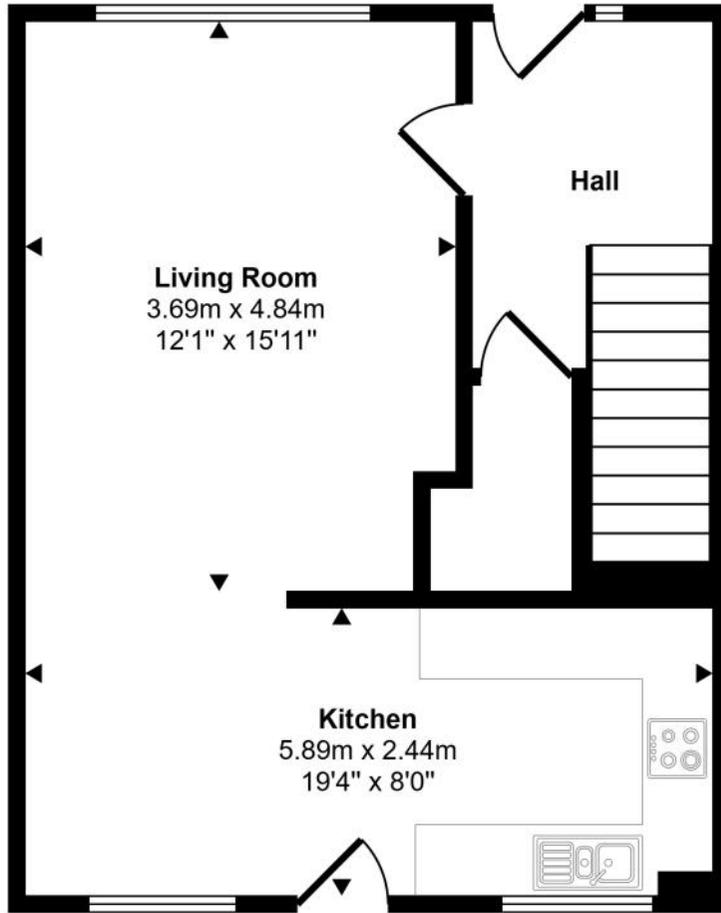
Early viewing is highly recommended

The Area

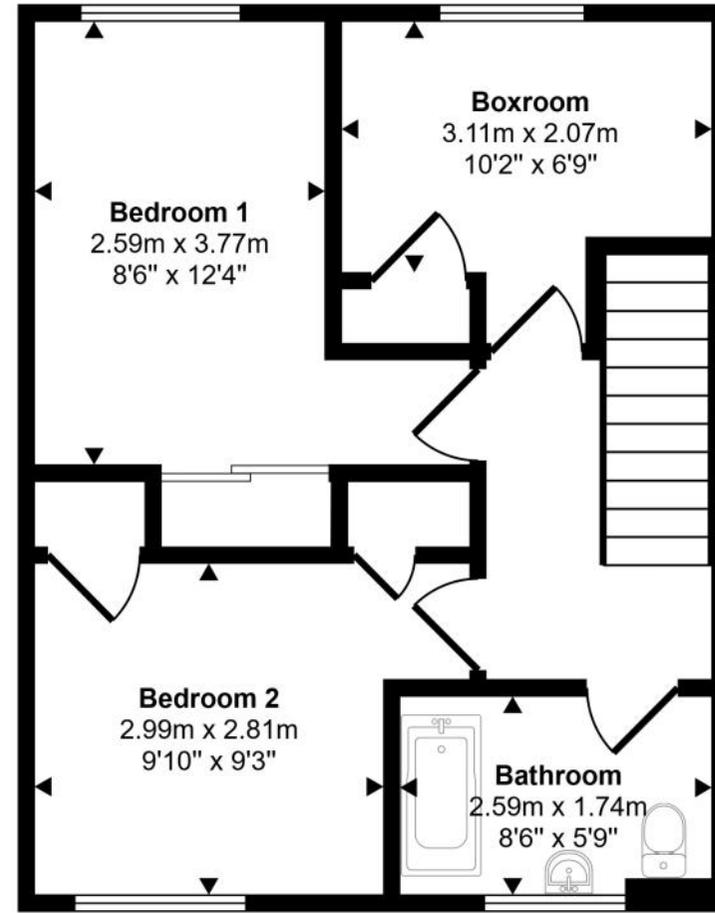
Situated in the popular South Ayrshire town of Maybole, the property is well placed for local amenities including a Co-op store and a modern new school campus opened in Summer 2023. The town also benefits from a railway station with direct links to Ayr and Glasgow, making it ideal for commuters.

Ayr 9 miles | Glasgow 44 miles | Girvan 12.4 miles

Approx Gross Internal Area
86 sq m / 929 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 43 sq m / 463 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



Living Room



Dining Area



Landing



Landing



Bathroom



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Garden



Garden

Directions

Driving from Ayr on A77 travel 9.5 miles to roundabout at Maybole. Here take first exit, B7023. Continue on this road, into Maybole and turn left, Cargill Road. Proceed ahead and turn left Gardenrose Path. Continue up the hill and turn left to Glenalla Road.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

C (73)

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com