



37 Merkland Place
Kirkoswald
KA19 8JF









37 Merkland Place, Kirkoswald

Semi-Detached, 2 Bedroom House with Driveway & Established Garden

Situated within the village of Kirkoswald, this semi-detached house offers a bright interior together with off-street parking and an established rear garden. While the property would benefit from general cosmetic updating and modernisation, it presents an excellent opportunity for purchasers to create a comfortable family home in a village location.

At a Glance Accommodation

- Entrance Hall
- Spacious Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Box Room/Home Office
- Family Bathroom

The accommodation is well laid out over two levels with excellent potential for improvement.

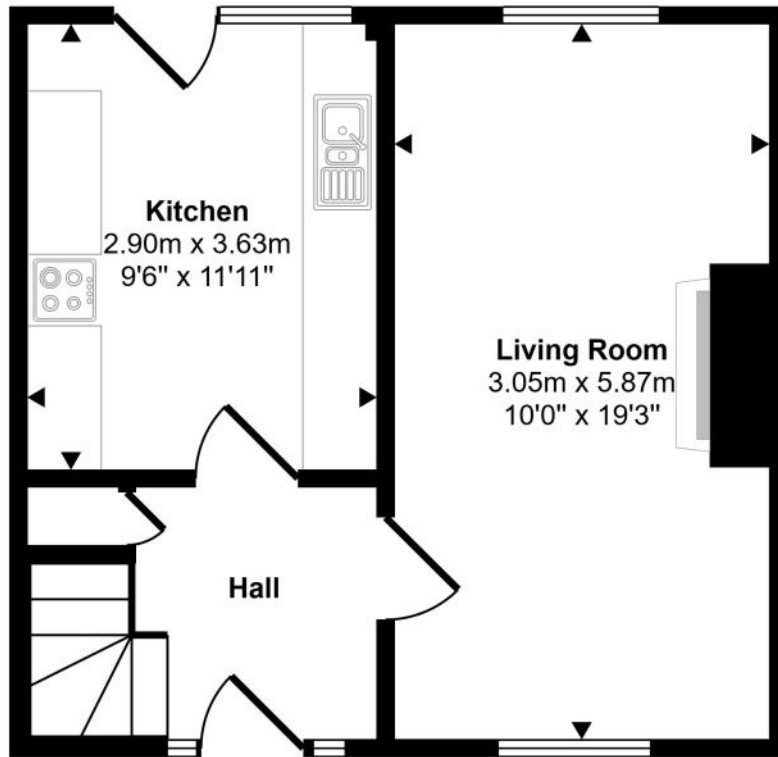
The entrance hall leads into a spacious living room, a welcoming reception room with an attractive fireplace providing a focal point. To the rear, the kitchen offers good worktop and storage space together with direct access to the enclosed rear garden.

Upstairs, there are two double bedrooms, a useful box room ideal as a dressing room or home office, and a bathroom.

The property is double glazed and is currently heated via a solid fuel back boiler system, offering purchasers the opportunity to modernise the heating arrangement to suit their own requirements. Internally, the décor, kitchen and bathroom would benefit from updating, making this an appealing home for buyers looking to add their own style and value.

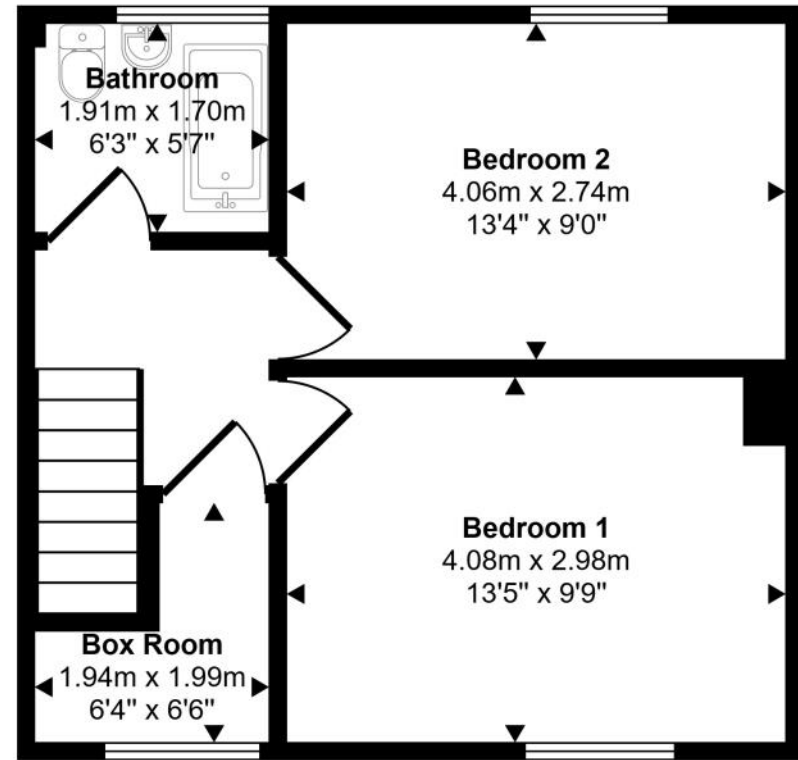
A private driveway provides valuable off-street parking to the front of the property. The established rear garden enjoys a good degree of privacy and features mature planting, lawned areas and space for outdoor seating, making it an attractive setting for families and keen gardeners alike.

Approx Gross Internal Area
72 sq m / 771 sq ft



Ground Floor

Approx 36 sq m / 383 sq ft



First Floor

Approx 36 sq m / 388 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.









Location

Kirkoswald is renowned for its historic links to Robert Burns. Local amenities include a village shop, café, public house and church, while the nearby town of Maybole offers a wider range of everyday shopping, healthcare facilities and both primary and secondary schooling. The Ayrshire coastline, Culzean Castle & Country Park and excellent road links to Ayr and Girvan are all within easy reach.

General Comments

Home report available upon request.

Council Tax Band

A

Energy Efficiency Rating

E (53)

To view contact



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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.



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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