



THOMAS MURRAY
PROPERTY



25 Baineshill Drive

Maidens

KA26 9NP





Living Room



Living Room

25 Baineshill Drive, Maidens

Situated in the pretty coastal village of Maidens, this is 2 bedroom end of terrace house.

The house is located in a cul de sac where neighbouring properties are of similar style and vintage. All local amenities such as the primary school, harbour, bowling green and shop are all easily accessible from the property.

The house was built circa 1960s and is of brick construction with a pitched roof overlaid with tiles. Windows are double glazed in uPVC casements and central heating is by way of solid fuel/back boiler. The back boiler and hot water tank were renewed 1½ years ago.

The living space is arranged over two floors and comprises: Entrance Hall with double glazed/uPVC main door, cabinet housing electrical switch gear, stair to first floor and timber/glass door to; Living Room, which is spacious and has window to front, enclosed fire within a quartz and timber surround and timber/glass door to kitchen. The Kitchen, with window to rear comprises older range of base and wall mounted cabinets, stainless steel sink and built in cupboard. There is a double glazed/uPVC back door.

Upstairs a small landing provides access to both bedrooms and the bathroom. There is window to side over the stairwell. Bedroom 1, is a double bedroom with front facing window from where there is a glimpse view of the sea across neighbouring properties. This room also has a built in cupboard. Bedroom 2, also a double bedroom has window to rear. The Bathroom, with rear facing window is fitted with bath and electric shower over, wash hand basin and WC.

The property has garden spaces to the front and rear of the house. The front is fashioned in lawn and a paved path runs up to the main door and continues round the side to the back garden. From the immediate rear of the house steps afford access to a raised lawn/drying green. The back garden is bounded by hedge and fences.

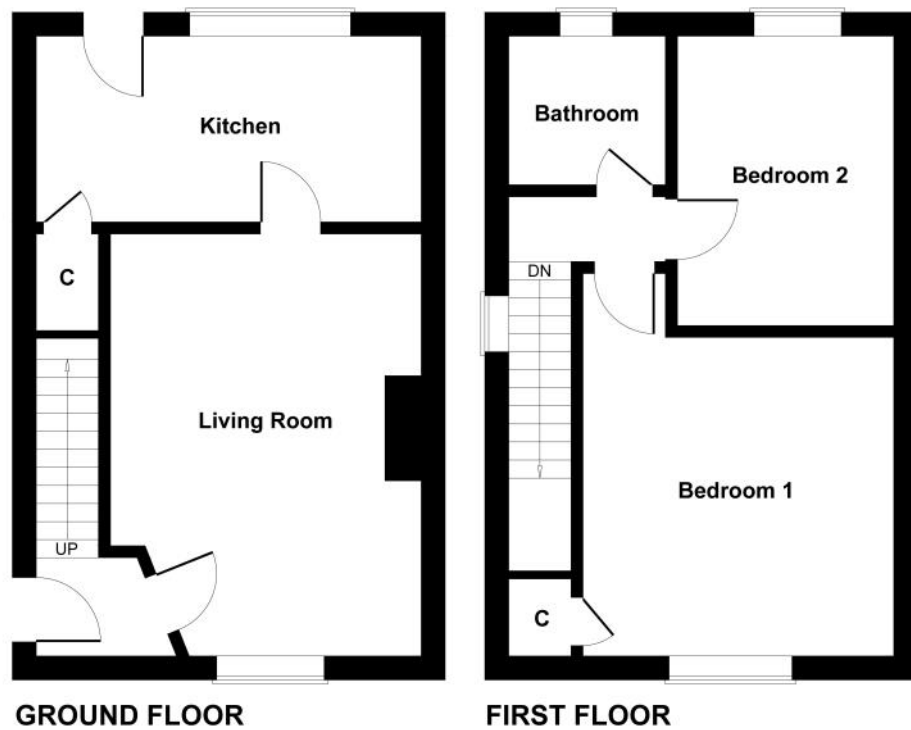
This house offers great potential and is well worth viewing.

Maidens is a lovely village in a stunning setting on the Ayrshire Coast and with the harbour as its focal point. A short distance from the National Trust's Culzean Castle & Country Park, the village has a delightful shore, primary school, small shop, post office and is home to the popular restaurant, Wildings. Maidens, which is adjacent to Trump Turnberry hotel & golf courses, is about 15.4 miles from Ayr and about 7 miles from Girvan. Girvan provides a range of amenities which include nursery, primary and secondary schooling; community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; a leisure centre, known as the Quay Zone, with swimming pool, gym and soft play area; railway station with connections north to Prestwick Airport and south to Stranraer. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

Living Room	14'10" x 11'2" reducing to 10'9"
Kitchen	6'8" x 15'8"
Bedroom 1	9'11" x 12'2" and 2'9" x 2'10"
Bedroom 2	11'10" x 9'2"
Bathroom	5'6" x 6'

Dimensions are approximates

25 Baineshill Drive, Maidens



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



Kitchen



Kitchen



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



View from Bedroom 1



Directions

Travelling south from Ayr on the A77 continue through Maybole and Kirkoswald. At Turnberry turn right signpost A719 (Ayr coast route) and proceed ahead passing Trump Turnberry hotel and on entering Maidens turn first left, Baineshill Drive. Proceed ahead, turning left and then at T junction turn left again and continue into hammer head where the property is the last house in a row of 4

General

Home Report is available on request.

The neighbouring proprietor has a right of access across the rear of the property this to afford access for the movement of wheelie bins.

Council Tax: Band A

EER: E (52)

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

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

