



THOMAS MURRAY  
PROPERTY



2A Milton Wynd

Turnberry

KA26 9LG





Living Room



Living Room





Kitchen



Living Room



Kitchen

## 2A Milton Wynd, Turnberry

This is a spacious and attractively presented 2 bedroom ground floor apartment in an established private development on the edge of Turnberry and set within delightful rural and coastal surroundings, easily accessible from the A77.

The Property is approximately half a mile from Trump Turnberry Hotel and Golf Course, 5 miles from the town of Girvan and about 15 miles south of Ayr.

The apartment offers a good balance of accommodation arranged all on the level comprising: Hall with timber door from entrance foyer. From the hall there is access to the living room, kitchen, 2 bedrooms and bathroom. There are 2 built in cupboards, one of which houses the electrical switch gear and the other the hot water cylinder. The Living Room, with window to front is a large space with feature fireplace and French doors to small, paved south facing veranda. The Kitchen, with window to front comprises cabinets, extending at base and wall mounted levels and a range of integrated appliances. Bedroom 1, with window to side is a double bedroom with built in wardrobes and door to En-Suite which is fitted with shower stall, bath, WC, wash hand basin and the floor is tiled. Bedroom 2, with window to front is a double bedroom with built in wardrobe. Completing the accommodation is the Bathroom fitted with wash hand basin, bath, shower stall and WC.

In excellent decorative condition the apartment has gas central heating and double glazed windows in uPVC casements. Access to the apartment is through a well kept entrance foyer and there is a intercom controlled entry system.

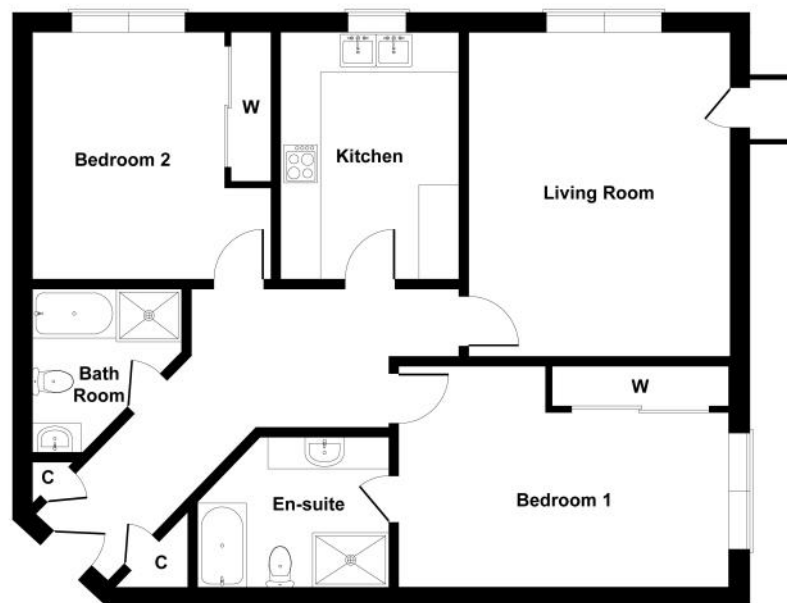
Milton Wynd is an established private development of apartments standing in well kept grounds fashioned in lawns and planted borders. There is a mono blocked car park in front of the building

This corner of south west Ayrshire is renowned for its unspoilt scenery and mild climate, there are excellent golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon. 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 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; attractive seafront and harbour; railway station with connections north to, Ayr, Prestwick Airport and Glasgow and south to Stranraer. Prestwick Airport approximately 26 miles. Glasgow is about 50 miles.



## 2A Milton Wynd



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

Living Room	19'4" x 13'2"
Kitchen	11'5" x 8'
Bedroom 1	11'7" reducing to 9'3" x 16'4"
En Suite Bathroom	8' x 7'8" at widest
Bedroom 2	11'6" x 11'11" reducing to 9'6"
Bathroom	7'4" x 7'10"

Dimensions are approximate.



Hall



Hall



Bedroom 1



Bedroom 2





Bedroom 1



En Suite



En Suite



Bedroom 2



Bathroom



Bathroom

### Directions

On travelling south from Ayr proceed on A77 and continue through town of Maybole and village of Kirkoswald. On arriving at Turnberry come down the hill and turn left off the A77 signpost Milton Wynd. Travel in to Milton Wynd where the property for sale is located in the first building on the right hand side. On entering through the main door proceed in to the foyer where the flat is situated in the left hand corner.

### General

Home Report is available on request.

We understand that there is a factoring arrangement for the development in respect of upkeep of common areas.

Central heating is by way of LPG.

**Council Tax:** Band F

**EER:** D (56)

To view contact



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**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.



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