



THOMAS MURRAY  
PROPERTY

3 Ardlochan Grove  
Maidens  
KA26 9NT



Rear Elevation



General Surroundings



View from Front Garden



Living Room



Dining Room



Kitchen



Dining Area





Living Room



Living Room



Dining Room

### 3 Ardlochan Grove, Maidens

Situated on a generous corner plot, this is a 3 bedroom semi detached bungalow located in a delightful seaside village and only 2 minute walk to the beach

The house stands in a level garden mainly in lawn with wide drive and a detached garage

From the living room and front garden there is a lovely sea view

The house comprises

Entrance Hall

Bright and spacious Living Room with wide window

Through to Dining Room

Kitchen with Dining Area

Bedroom 1

Bedroom 2 with sliding patio doors to garden

Bedroom 3

Shower Room

Double glazed. LPG central heating

The owners have Planning Permission in Principal for a small detached dwelling which is proposed to be on the site of the existing garage.

A bungalow with great potential and in a fantastic setting. Viewing is advised.



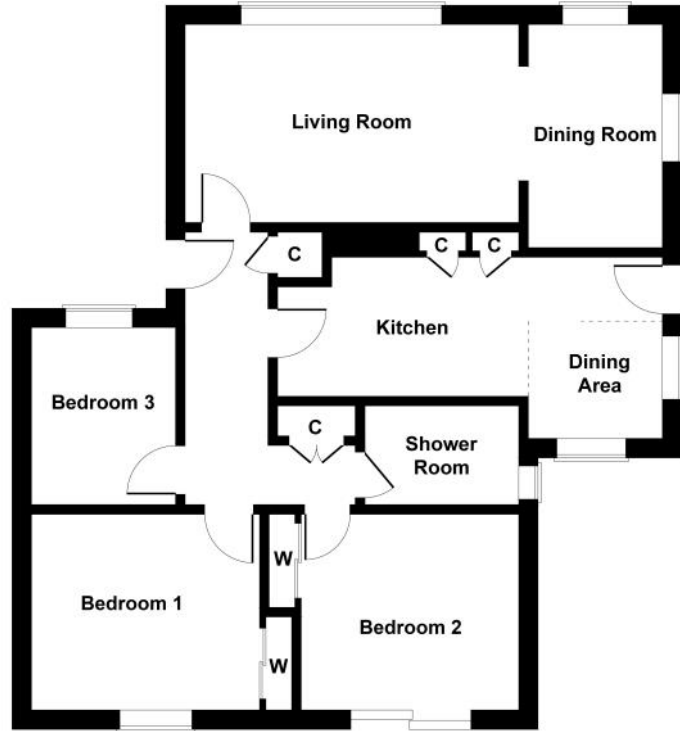
Maidens is situated on the Clyde coast and has lovely beach and small harbour. The village is close to Culzean Castle and Trump Turnberry Hotel and Golf Courses. Maidens has a primary school, shop and post office and a restaurant/hotel

Girvan 7.4 miles | Ayr 14.8 miles | Glasgow 52.2 miles



Dining Room

### 3 Ardlochan Grove, Maidens



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Hall



Hall

Living Room	12'10" x 16'11"
Dining Room	14'9" x 10'
Kitchen	8'8" x 13'9"
Dining Area	10'8" x 10'1"
Bedroom 1	9'10" x 13'3"
Bedroom 2	9'10" x 11'9"
Bedroom 3	10'5" x 9'10"
Shower Room	5'7" x 7'9"
Garage	18'5" x 16'10" & 6'3" x 4'



Kitchen



Dining Area



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Hall



Shower Room



Back Garden



Back Garden

### Directions

Travelling south from Ayr on A77. Proceed toward Maybole. After Minishant arrive at roundabout at the start of Maybole bypass. Proceed ahead. At next roundabout take 3<sup>rd</sup> exit signpost A719. Continue ahead to Maidens. In the village take first right Ardlochan Road. Continue ahead and turn 3<sup>rd</sup> right Ardlochan Grove.

### General

Home Report available on request

Planning Permission in Principal reference 22/00842/PPP dated 18th October 2022

### Council Tax

Band E

### Energy Efficiency Rating

F (33)

### To view contact



Tel: 01465 713498

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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.



Back Garden





Front Garden



Back Garden



Street View



Front Elevation

### 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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