



THOMAS MURRAY  
PROPERTY



Lodge 80, Brunston Castle Resort  
Brunston Avenue  
Dailly  
KA26 9GB





Living Room



Kitchen





Living Room



Kitchen

## Lodge 80, Brunston Castle Resort, Brunston Avenue, Dailly

Detached, 3 bedroom lodge forming part of the Brunston Castle Resort

The Resort has a swimming pool, bar and reception facility

The Resort is situated in a rural setting in the Girvan Valley and this location affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails many of which are around the village of Dailly; beautiful Loch Doon; the National Trust's Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first dark sky park in the UK; excellent golf courses at Girvan and Turnberry. There are of course the usual field sports and rivers for fishing, Dailly is adjacent to the Water of Girvan. The principle town serving the immediate district is Girvan and here can be found a fantastic beach, a variety of shops, ASDA supermarket and a working harbour with moorings for pleasure craft and a leisure centre comprising gym, swimming pool and soft play area. Girvan has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow

Southern Ayrshire and Galloway is Scotland's first UNESCO biosphere. This means the area has been recognised internationally as a world class environment for people and nature. A Biosphere is a special designation awarded by United Nations Educational, Scientific and Cultural Organisation (UNESCO)

The Lodge comprises

Hall

Living Room with timber/glass door to covered Veranda

Kitchen with integrated appliances

Bedroom 1

En Suite Shower Room

Bedroom 2

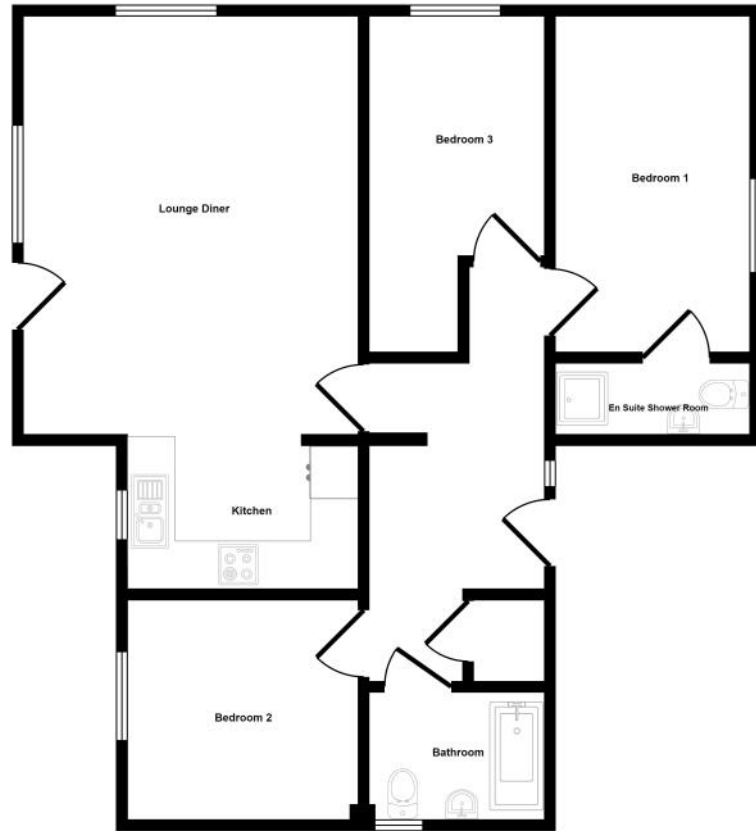
Bedroom 3

Bathroom

Super holiday home

Girvan 7 miles | Ayr 28 miles | Glasgow 63 miles

Approx Gross Internal Area  
74 sq m / 797 sq ft



Floorplan

Living Room	14'1" x 17'7"
Kitchen	6'3" x 9'10"
Bedroom 1	8'3" x 14'2"
Bedroom 2	9'10" x 9'10"
Bedroom 3	7'5" x 10'4" and 4' x 3'11"
Bathroom	7'3" x 5'3"



Entrance Hall



Entrance Hall





Living Room



Bedroom 1





Bedroom 2





Bedroom 3



Bathroom





Bedroom 1



En Suite



Bedroom 2



Bedroom 3



Side Elevation and Entrance



### Directions

Travelling on the A77 proceed south from Ayr and continue to Girvan. Approaching Girvan turn left from the A77 signpost B741. Proceed ahead for about 6 miles and turn right and then about 1 mile right again to Brunston Castle Resort. Follow the one way system. The Lodge is a short distance in from the entrance, on the left hand side.

### General

This is a holiday lodge (second home) and as such cannot be a permanent residence. There is a service charge of £4,185 + VAT payable to the Resort operator. We understand that the annual charge can be paid monthly. The service charge quoted is for 2023. We have not yet received a revised charge for 2024. The service charge covers maintenance of the common areas, access and upkeep of the leisure/bar and reception areas, bin collection, communal electricity for the likes of street lighting.

The owner of the lodge is responsible for upkeep and maintenance of the lodge in the usual way as an owner occupier.

The lodge is double glazed in timber casements and heating is by way of electric convactor heaters. The furniture is not part of the sale.

Mains drainage. Mains electricity and mains water

### Rateable Value

£3,300

### Energy Efficiency Rating

E 39

### 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 |

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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