



THOMAS MURRAY  
PROPERTY



2 Ardlochan Terrace  
Maidens  
KA26 9NX



Beach Is 90 Meters From House



General Surroundings



Living Room



Kitchen



Living Room



Kitchen

## 2 Ardlochan Terrace, Maidens

A very attractively presented terrace house situated in a lovely location on the edge of the village and only 90 meters to the beach.

The bay and surrounding countryside are literally at the end of the road

The house has been well looked after and the spacious and bright interior is in excellent decorative condition

Comprises

Hall

Living Room

Kitchen

Utility Room/Cloak Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Double glazed and heating is by way of air source heat pump which was installed only 2 years ago

Garden spaces front and back. The back garden is in two sections, the first part being paved and beyond it is gravelled with planted borders, greenhouse and timber shed which has power

There is a pond providing access round the side of the house to the back garden

Superfast broadband has just been installed into the street

A lovely house in a great location

Maidens is a lovely village in a stunning setting on the Ayrshire Coast with a harbour as its focal point. A short distance from the National Trust's Culzean Castle & Country Park, the village has a beach, primary school, small shop, post office and popular restaurant. The village is close to Turnberry hotel & golf courses



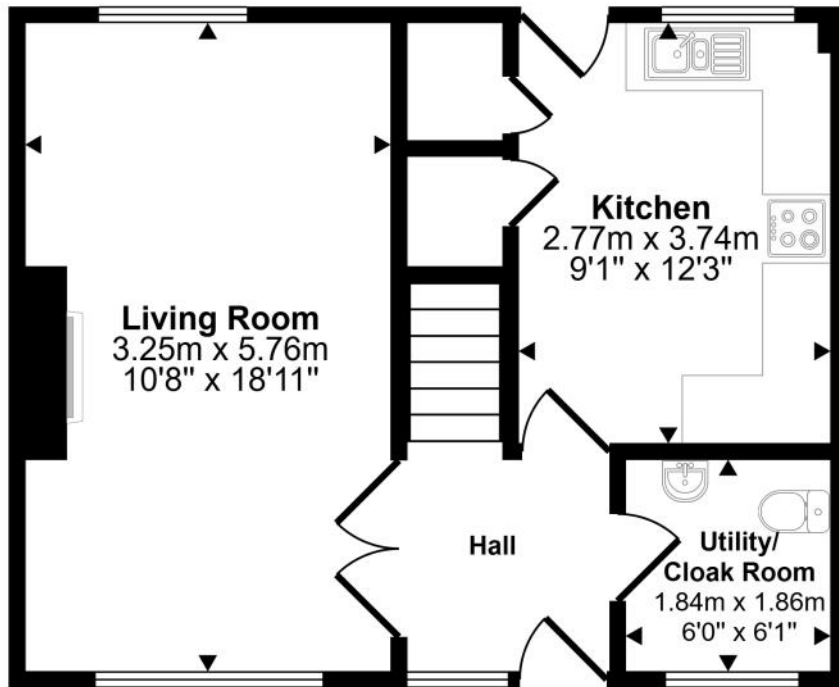
Living Room



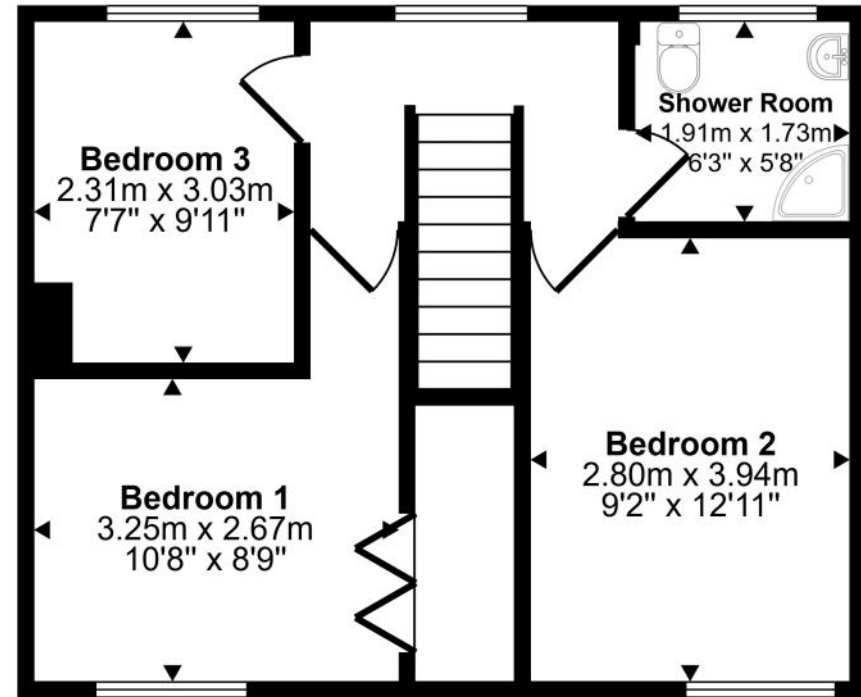
Kitchen



Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft



First Floor  
Approx 42 sq m / 454 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.



Living Rooms



Hall



Hall



Utility/Cloak Room



Utility/Cloak Room



Landing



Landing



Bedroom 1



Shower Room



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Bedroom 3



Bedroom 3



Back



Back



Front



Front Garden

### Location

Girvan provides a range of amenities which include nursery, primary and secondary schooling; community hospital; ASDA supermarket; 18 hole golf course; attractive beach and harbour; a leisure centre with swimming pool, gym and soft play area; railway station with connections north to Ayr and Glasgow

Girvan 7 miles | Ayr 14.8 miles | Glasgow 50 miles

### 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 3rd exit signpost A719. Continue ahead to Maidens. In the village take first right Ardlochan Road. Continue ahead for 0,5 mile, to almost the end of the road and turn right to Ardlochan Terrace where the house is second in on the right.

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C (71)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

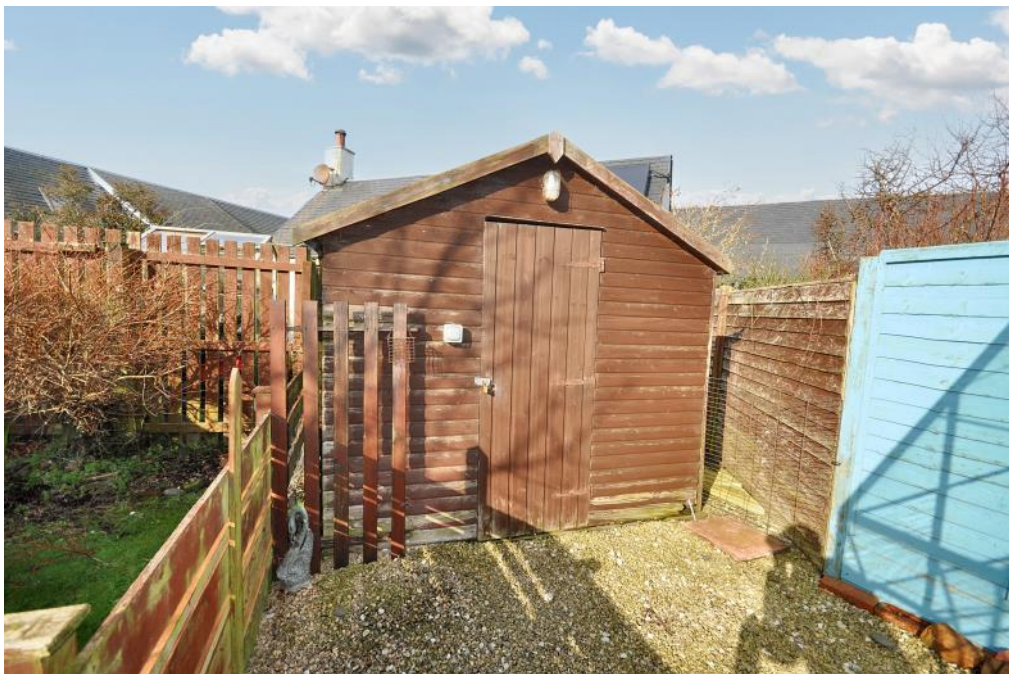
**Pre-sale Valuation and Appraisal** | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Back



Back



Shed



Front





General Surroundings | the harbour at Maidens



General Surroundings | Maidens



General Surroundings | Maidens

### 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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