



THOMAS MURRAY
PROPERTY



Greenbraes

4 Whilk Meadow

Lendalfoot

KA26 0JG



View from property



The beach hut



The garden



Greenbraes, 4 Whilk Meadow, Lendalfoot

Occupying a truly outstanding position on the Ayrshire coastline, Greenbraes presents a rare opportunity to acquire a substantial seaside plot with magnificent panoramic views across the Firth of Clyde towards Ailsa Craig, the Isle of Arran and the Kintyre Peninsula.

Located approximately six miles south of Girvan and just off the A77, the property enjoys a spectacular coastal setting moments from the shore. Whilk Meadow is an established coastal locality where properties are seldom available, and the position offers a wonderful vantage point from which to enjoy the ever-changing sea views and dramatic coastal scenery.

The property comprises a traditional beach hut/chalet set within generous, predominantly level grounds. The existing accommodation extends to approximately 35 sq m (373 sq ft) and includes a living room, bedroom, kitchenette and WC. The hut, which has recently been re-roofed, has remained in the same family ownership for many years.

While the existing accommodation provides simple and characterful seaside living, the principal appeal lies in the site itself and the exciting long-term potential it offers. Subject to the appropriate planning consents, many purchasers may view the property as an exceptional opportunity to create a bespoke coastal home in a highly scenic setting with uninterrupted sea views.

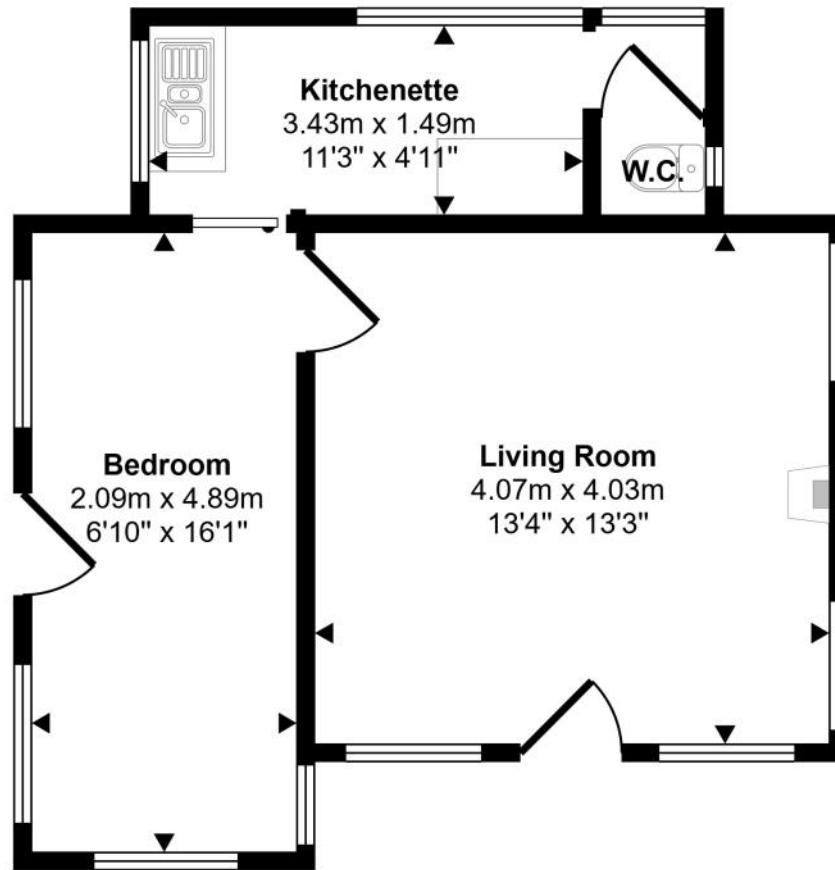
The grounds enjoy a superb open outlook across the coastline and surrounding seascape, with Ailsa Craig providing a striking focal point offshore. A shared access road serving neighbouring properties at Whilk Meadow passes through part of the site, and the nearby A77 provides straightforward access north and south along the coast.

This is a rare opportunity to acquire a remarkable coastal plot in one of South Ayrshire's most picturesque locations — ideal as a lifestyle purchase, holiday retreat or potential redevelopment opportunity.

Lendalfoot is a small settlement set along the spectacular South Ayrshire coastline, an area widely admired for its natural beauty, open sea views and relaxed pace of life. The surrounding coastline is renowned for its beaches, rocky coves and panoramic outlooks towards Ailsa Craig, Arran and the distant Kintyre Peninsula. Outdoor and leisure opportunities are plentiful, with the area particularly popular for coastal walking, cycling, sailing, sea fishing and wildlife watching. The nearby Ayrshire Coastal Path and surrounding countryside provide excellent routes for exploring the coast and hills.



Approx Gross Internal Area
35 sq m / 373 sq ft



Floorplan

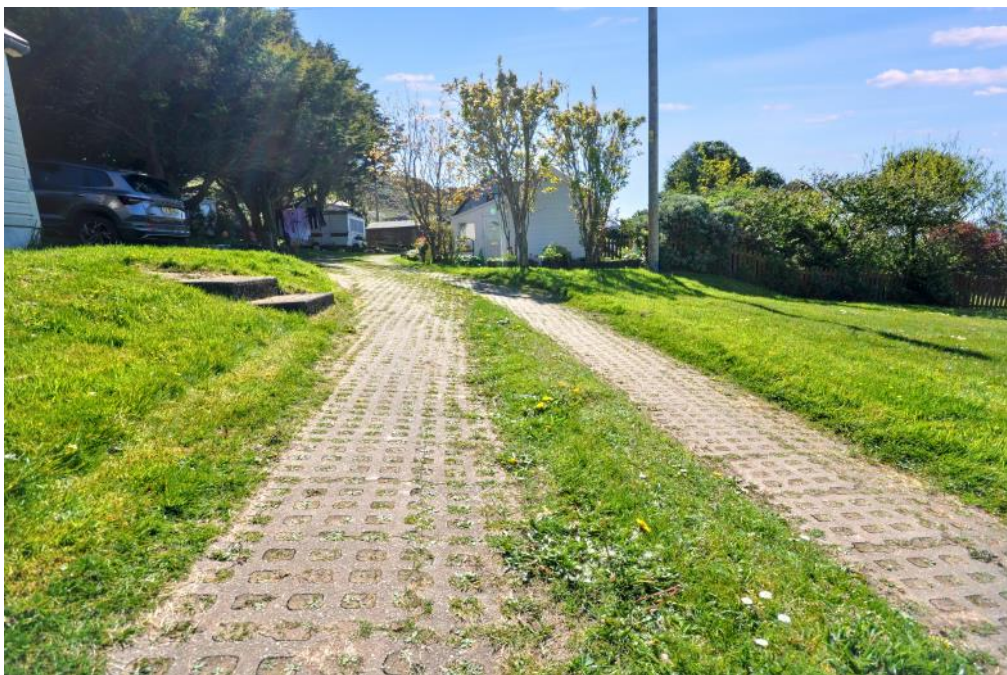
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Shared access road (north)



Shared access road (south)

Location and Directions

Girvan offers a good range of everyday amenities including ASDA, independent shops, schooling and healthcare services, together with a harbour and marina. The town also provides rail links north towards Ayr and Glasgow. The wider area is home to several well-regarded golf courses and outdoor attractions, while the famous Trump Turnberry resort lies within comfortable driving distance to the north. Culzean Castle and Country Park, one of Scotland's best-known historic estates, is also easily accessible and offers extensive woodland walks, gardens and coastal scenery.

For those travelling further afield, the A77 provides a direct route north towards Ayr and Glasgow, whilst also linking south towards Stranraer and the ferry connections to Northern

General Comments

The existing chalet/beach hut is exempt from the requirement to provide a Home Report. The property is currently entered on the Valuation Roll with a Rateable Value rather than being assessed for Council Tax, reflecting its classification and existing facilities. Interested parties should note that the accommodation does not currently include a bath or shower room.

The property is accessed via a shared private road serving the other properties within Whilk Meadow, with the access road passing through and dissecting the site of the property.

Any future redevelopment or replacement dwelling would be subject to the necessary planning and local authority consents. That said, there is clearly an established planning context in the immediate area, with neighbouring and nearby residential development already in place,.

Services include mains water supply and drainage to a septic tank.

Rateable Value

£600

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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