
THOMAS MURRAY
PROPERTY
59 Baineshill Drive
Maidens
KA26 9NP













59 Baineshill Drive, Maidens

A well-maintained two-bedroom end-terraced house with private driveway, attractive gardens and lovely coastal surroundings.

Situated within the popular seaside village of Maidens, 59 Baineshill Drive is an appealing two-bedroom end-terraced villa which has been lovingly cared for over many years. Offering comfortable accommodation, private parking and generous garden grounds, the property presents an excellent opportunity for those seeking a home in a delightful setting.

The accommodation is arranged over two levels and comprises an attractive entrance hall featuring decorative timber panelling, a welcoming living room and kitchen on the ground floor. Upstairs, there are two well-proportioned double bedrooms together with a shower room.

The property benefits from double glazing and oil-fired central heating. The house has also benefited from a roof re-covering in recent years.

Externally, the property enjoys a monobloc driveway to the front, providing convenient off-street parking, complemented by exterior lighting. A particular feature is the generous rear garden, which has been thoughtfully arranged into a number of distinct areas. Immediately to the rear of the house is a paved patio area, with steps leading to further sections incorporating areas of lawn and artificial grass, together with a green house and timber garden shed. The garden backs onto open ground, providing an attractive outlook and easy access to this area for those who enjoy walking and spending time outdoors.

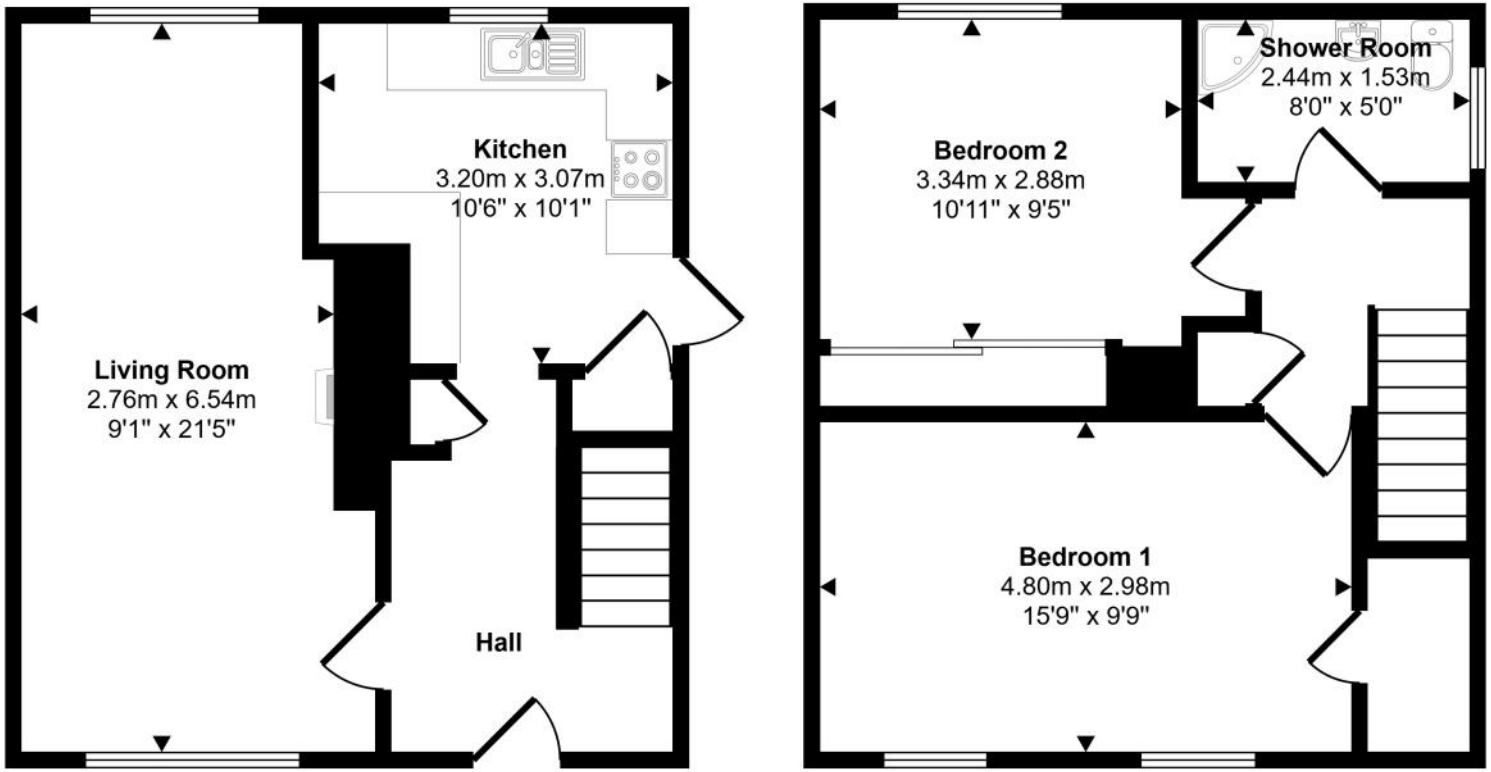
From the upper floor and towards the top of the garden, there are lovely views in the direction of the bay, adding to the property's coastal appeal.

An excellent opportunity to acquire a well-cared-for home in a delightful coastal village, with attractive gardens, private parking and the added appeal of nearby open countryside and coastal walks.

Key Features

- Home Report value £165,000
- Well-maintained two-bedroom end-terraced house
- Bright and welcoming living room | Kitchen | Shower Room
- DG & Oil CH
- Private front driveway providing off-street parking with lighting
- Lovely views towards the bay from the upper floor and garden
- Close to the harbour, beach and local amenities

Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor

Approx 38 sq m / 413 sq ft

First Floor

Approx 39 sq m / 422 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.

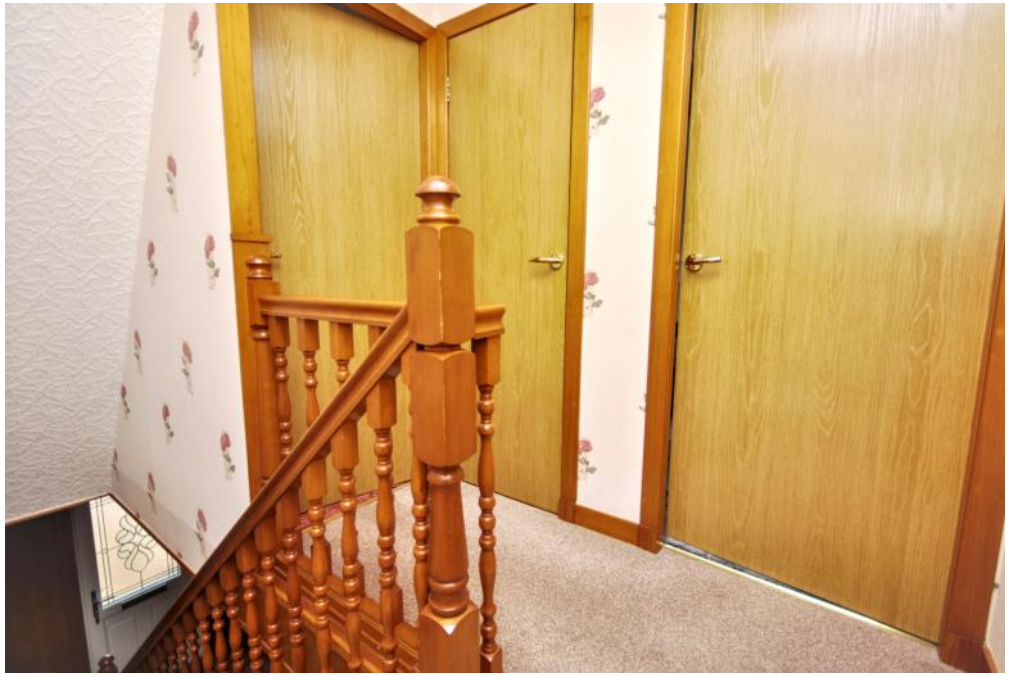




























Lifestyle and Location

Maidens is a charming coastal village, set within a particularly attractive stretch of the Ayrshire coastline, with its picturesque harbour providing a focal point. Local amenities include a sandy beach, primary school, village shop, post office and popular restaurant. The village is also ideally placed for enjoying the surrounding coastline and countryside, with the renowned Culzean Castle and Country Park, under the care of the National Trust for Scotland, just a short distance away. The prestigious Turnberry Hotel and its championship golf courses are also close at hand.

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

General Comments

Home report available upon request.

The neighbouring proprietor has a right of access across the rear of the property for the movement of wheelie bins etc

Council Tax Band

B

Energy Efficiency Rating

D60

To view contact

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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property













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.

The Property Ombudsman

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