



THOMAS MURRAY  
PROPERTY



4 Baineshill Drive

Maidens

KA26 9NP





Front Elevation





Maidens Village | General Surroundings | Maidenhead Bay



Maidens Village | General Surroundings | View Along Shore of Bay





Living Room





Dining Kitchen





Dining Kitchen



Living Room



Dining Kitchen

## 4 Baineshill Drive, Maidens

Spacious 3 bedroom semi detached house situated in the lovely seaside village of Maidens

The house is about 6 minutes walk to beach and 4 minutes walk to the village primary school

This extended house comprises

Entrance Vestibule

Hall

Living Room

Dining Kitchen

Rear Hall

Utility Room

Bedroom 1

Shower Room

Bedroom 2

Upstairs

Bedroom 3 with walk in store

Bathroom

Oil central heating. Double glazed

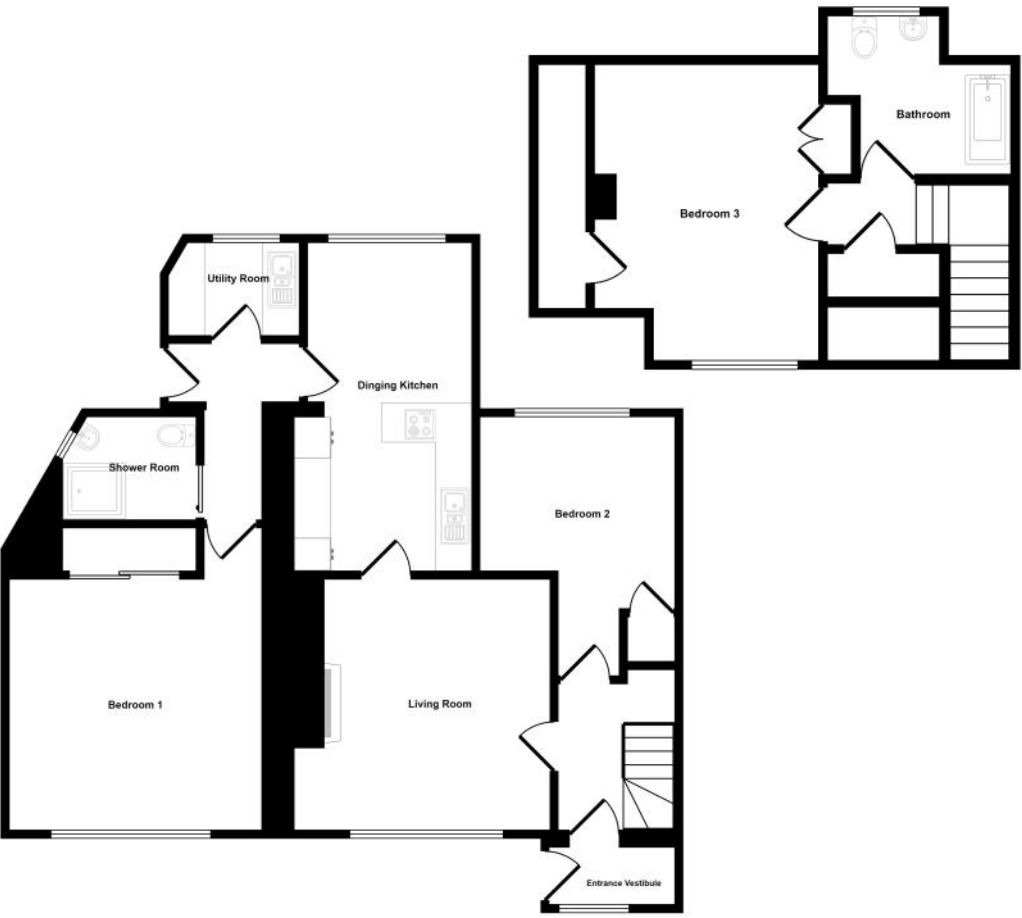
Gravelled/paved drive

Planted front garden and easy to keep back garden

A very nice property 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	13'8" x 13'9" reducing to 12'7"
Dining Kitchen	17'7" x 9'6" reducing to 8'5"
Shower Room	5'2" x 6'10"
Utility Room	4'8" x 7'1"
Bedroom 1	13'9" x 13'7" & 3'2" x 3'3"
Bedroom 2	10'5" reducing to 8'2" x 10'8" & 3'7" x 3'2"
Bedroom 3	14'7" reducing to 12' x 11'1"
Bathroom	5'4" x 7'6" & 3'11" x 5'10"



Hall



Hall





Living Room





Living Room





Entrance Vestibule



Rear Hall



Shower Room



Utility Room





Bedroom 1





Bedroom 2





Bedroom 3





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom





Bathroom



Rear Elevation



Garden



Garden





General Surroundings | Maidens Harbour



General Surroundings | View Across Harbour

### 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 the A77. At Turnberry turn right signpost A719 (Ayr coast route) and proceed ahead passing Turnberry hotel and on entering Maidens turn first left, Baineshill Drive. Proceed ahead where the house is situated a short distance along on the right hand side.

### General Comments

Home Report is available by request.

### Council Tax

C

### EER

E (48)

### 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.



### 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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