



THOMAS MURRAY  
PROPERTY



Lodge Home

Plot 156

Ardmillan Holiday Park

Girvan

KA26 0HP



Side Elevation



View front from deck



View from deck



Living Space



Living Space

## Lodge Home, Plot 156 Ardmillan Holiday Park, Girvan

Fabulous lodge home situated on an elevated site.  
Fantastic views toward the sea and through trees to Arran

The lodge stands on a wide plot which comprises mono block drive. There is a patio area. Steps lead up to a lovely decked space with glass balustrade around the lodge

The spacious interior comprises

Stunning Living Space with 2 sets of double doors to front, down lights, ample space to dine and fitted kitchen with integrated hob, oven, dishwasher, fridge and freezer

Hall with built in cupboard

Bedroom 1 with built in wardrobes

En Suite Shower Room

Bedroom 2 with built in wardrobes

Bathroom

Utility Room

Gas central heating. Double glazed

The lodge is by Statley Albion and is a Warwick Executive model.

Ardmillan Holiday Park is situated on the Ayrshire coast about a 6 minute drive from Girvan



Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park.

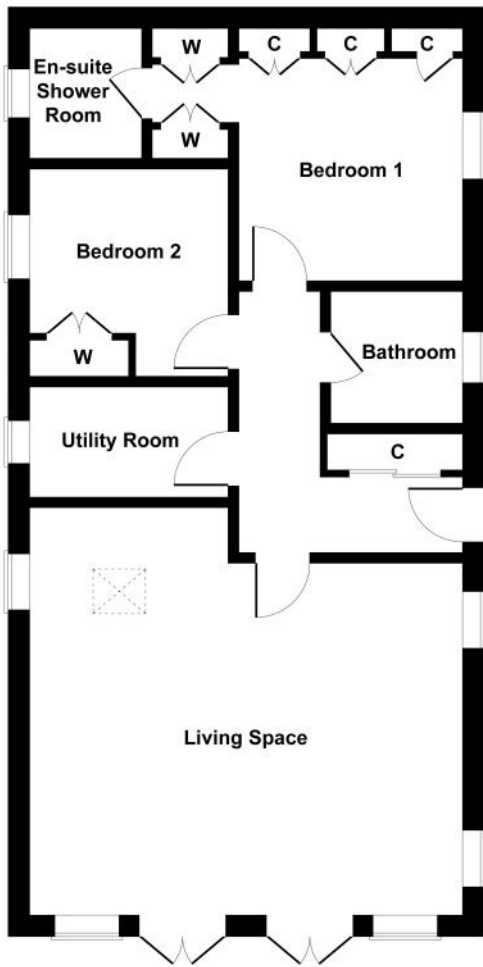
Girvan 2.6 miles | Ayr 24.6 miles | Prestwick Airport 31.6 miles | Glasgow 62.6 miles



Living Space



Kitchen



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Living Space	20' narrowing to 18'2" x 18'10"
Bedroom 1	10'10" x 9'2"
En Suite Shower Room	5'2" x 5'2"
Bedroom 2	9'7" x 9'2"
Bathroom	6'1" x 6'2"
Utility Room	5'1" x 9'2"



Hall



Hall





Bedroom 1



En Suite



Bedroom 2



Bathroom



Bedroom 1



Bedroom 2



Utility Room



Kitchen



Living Space



Living Space



### Directions

From Girvan, proceed ahead on A77, sign post Stranraer. The entrance to Ardmillan Holiday Park is on the left hand side of the main road. Enter the Park by way of tree lined drive. Turn left at red telephone box and continue into the Park. Turn left through car park area and then right. Right again and then continue up the hill toward the Lodge

### General

Information on site fees is available by request. We understand that the site fees would include water and waste services.

The lodge was new in 2017 but wasn't occupied until 2020 when the present owners bought the lodge. Its is the lodge for sale, not the plot.

Electricity is metered by the Park.

Heating is by way of LPG cylinders.

Occupancy is 11 months.

### 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.





### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

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



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)