



MONTGREENAN  
PROPERTY GROUP



The Smithy Seaside Cottage  
Maidens, KA26 9NS

Offers in excess of £250,000



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## The Smithy Seaside Cottage

Maidens, KA26 9NS

Montgreenan Property Group are absolutely delighted to present to the market The Smithy, Seaside Cottage, Maidens.

An absolutely charming & deceptively spacious three bedroom fully extended mid terraced cottage with sun room & enclosed garden grounds. This beautifully styled cottage is presented to the market in immaculate condition & boasts an idyllic tranquil setting on the cusp of Maidens Bay & Harbour with far reaching panoramic views out over the Firth of Clyde, Ailsa Craig & Isle of Arran.

It is going to appeal to vast array of purchasers throughout the market. Particularly families looking for their forever home, those downsizing wishing to retain well proportioned apartments & anyone looking for a weekend retreat or holiday home by the sea.

It is also worth noting that this cottage should also appeal to investors as it has been run as very successful holiday let for many years.

The flexible subjects comprise; welcoming sun room entrance portico, entrance hallway with storage cupboard off, super spacious & comfortable sitting / dining room, modern fitted kitchen, contemporary bathroom & large downstairs double bedroom which could be utilised as another public room if required.





An attractive staircase rises to the first floor which hosts two further very well proportioned double bedrooms with built in wardrobes & a large useful storage cupboard.

Externally, the property benefits from a private allocated parking space to the rear though there is plenty of available on road parking if required.

The enclosed child & pet friendly garden grounds are of particular note. They face directly towards the sea making the most of the spectacular & ever changing views & are ideal for outdoor entertaining.

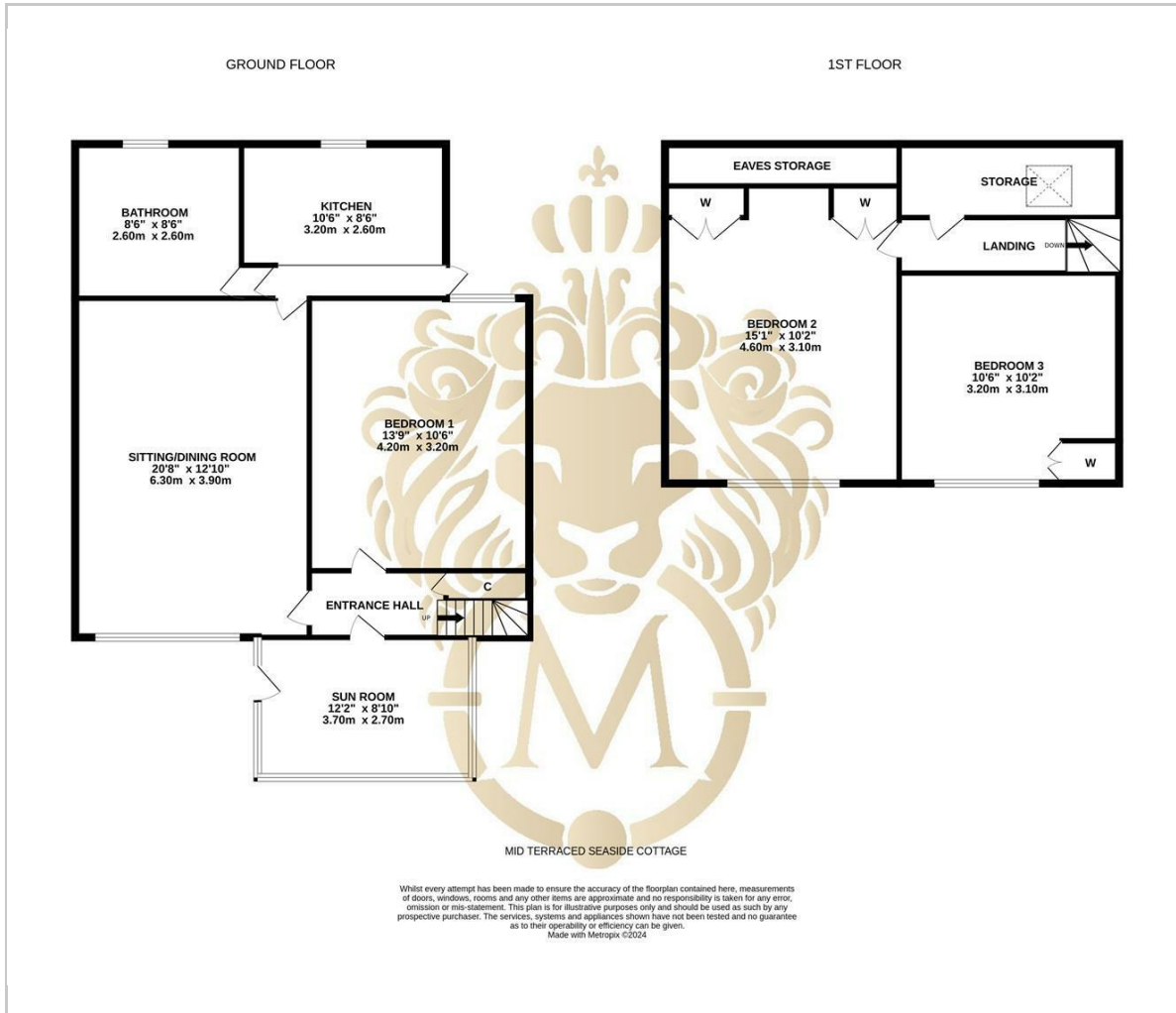
Coastal properties with open sea views are in very high demand, early viewing is essential.

Home Report Value £260,000 - DM Hall

South Ayrshire Council



## Floor Plan



## Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

