



**Ardlochan Grove, Maidens GIRVAN KA26 9NT**



**welcome to**

**Ardlochan Grove, Maidens GIRVAN**

Unique opportunity charming semi-bungalow within the popular Maidens and offers close proximity to the beach as well as stunning views to Arran and the Holy Isle. Set within large and mature corner gardens with spacious conservatory. Porch, reception hall, lounge, kitchen, three bedrooms, bathroom





### **Porch**

9' 6" plus window extending to x 7' 2" ( 2.90m plus window extending to x 2.18m )

### **Reception Hallway**

17' 1" extending to x 9' 8" ( 5.21m extending to x 2.95m )

### **Lounge**

17' 4" into window x 13' 3" ( 5.28m into window x 4.04m )

### **Kitchen**

13' into window x 7' 8" ( 3.96m into window x 2.34m )

### **Bedroom One**

11' 7" into window x 10' 1" ( 3.53m into window x 3.07m )

### **Bedroom Two**

13' 5" into window x 10' 3" ( 4.09m into window x 3.12m )

### **Bedroom Three**

10' 8" into window x 10' ( 3.25m into window x 3.05m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Ardlochan Grove, Maidens GIRVAN

- Semi-Villa Bungalow
- Stunning Views
- Superb location
- Three bedrooms
- Large mature corner gardens

Tenure: Freehold EPC Rating: F

offers over

**£240,000**

Allen and Harris are delighted to introduce this charming semi-villa bungalow just yards from the beach within the highly popular Maidens. The house has stunning views towards Arran and the Holy Isle and sits within large mature corner gardens. The home offers highly flexible accommodation to suit many sectors of the market particularly those buyers looking for a good sized home near to the shore. Maidens and surrounding areas are amongst the most scenic and desirable areas within Ayrshire and the agents advise an early viewing of this property to avoid disappointment. The accommodation comprises: Porch, reception hall, spacious lounge, kitchen, three bedrooms and bathroom. The large loft is both floored and lined. A large conservatory is located to the rear and is adjacent to a sun terrace. As mentioned, the corner gardens are noticeably spacious and well presented with lawned areas, shrubs bushes and flowers throughout. Driveway to the side offers off street parking and leads to a good sized garage. Oil fired central heating, double glazing



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/AYR105919](https://www.allenandharris.co.uk/Property/AYR105919)



Property Ref:  
AYR105919 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**01292 267248**



Ayr@allenandharris.co.uk



18 Parkhouse Street, AYR, Ayrshire, KA7 2HH



**allenandharris.co.uk**