



## 40 Milton Wynd | Turnberry

Bruach Property are delighted to offer to the market a luxury modern two bedroom ground floor apartment situated in the prestigious Milton Wynd development Turnberry, South Ayrshire. Located in this outstanding cul de sac development built by Barratt, this property has the added advantage of video security entry, all on the level accommodation with access ramp, corner balcony and resident parking. This property has a desirable position within the development and would be suitable for a variety of purchasers.



On entering the apartment you will find a spacious reception hallway with two storage cupboards. The hallway provides access to all the main apartments.

To the front of the property you will find a bright lounge/dining room with feature fireplace facade with electric fire and double aspect windows offering views across the development. Two French doors lead out onto a tiled balcony with views over the landscaped gardens. Adjacent to the living room you will find a modern kitchen. In more detail the kitchen offers a well-appointed range of wall and base mounted units with integrated dishwasher, fridge freezer, washer/dryer, oven, microwave and 4 burner gas hob.

The master bedroom can be found to the rear of the apartment and benefits from having quality built in fitted wardrobes offering spacious shelving and hanging facilities and a window offering views over the landscaped gardens. The ensuite contains a wall and floor unit, shower cubicle, w/c, bath and wash hand basin. To the front of the property you will find a double bedroom with fitted wardrobes and window offering views across the development. Completing the accommodation is a luxury guest bathroom containing a bath, wc, shower cubical and wash hand basin.

The property benefits from double glazing and gas central heating (a new Worcester Bosch combi boiler has been fitted recently). The property is managed by a factor who supervises the maintenance of the buildings and attractive landscaped communal gardens. There is also ample private residents parking to the front of the property.

Turnberry has excellent local amenities with the world famous Trump Turnberry Hotel and Spa resort only a short stroll away. The neighbouring village of Maidens with its picturesque fishing harbour is less than 2 miles away and has a highly rated restaurant, a coffee shop and late night grocer's, in addition to a primary school. The recently enhanced A77 road network provides swift commuting access to Ayr, Troon and Prestwick Airport, and also Glasgow International Airport and city centre.



Below: Dining Room



Below: Kitchen



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3055

Below: Bedroom One



Below: En-Suite



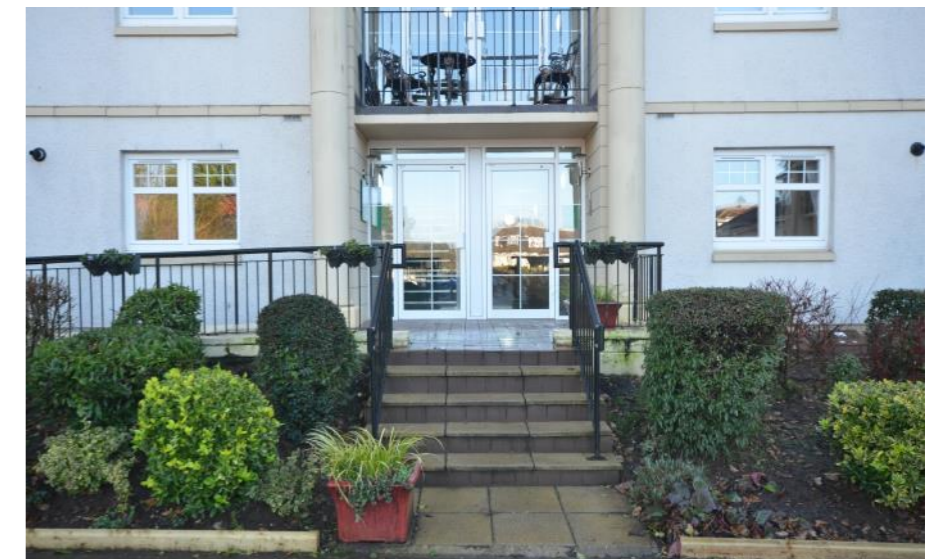
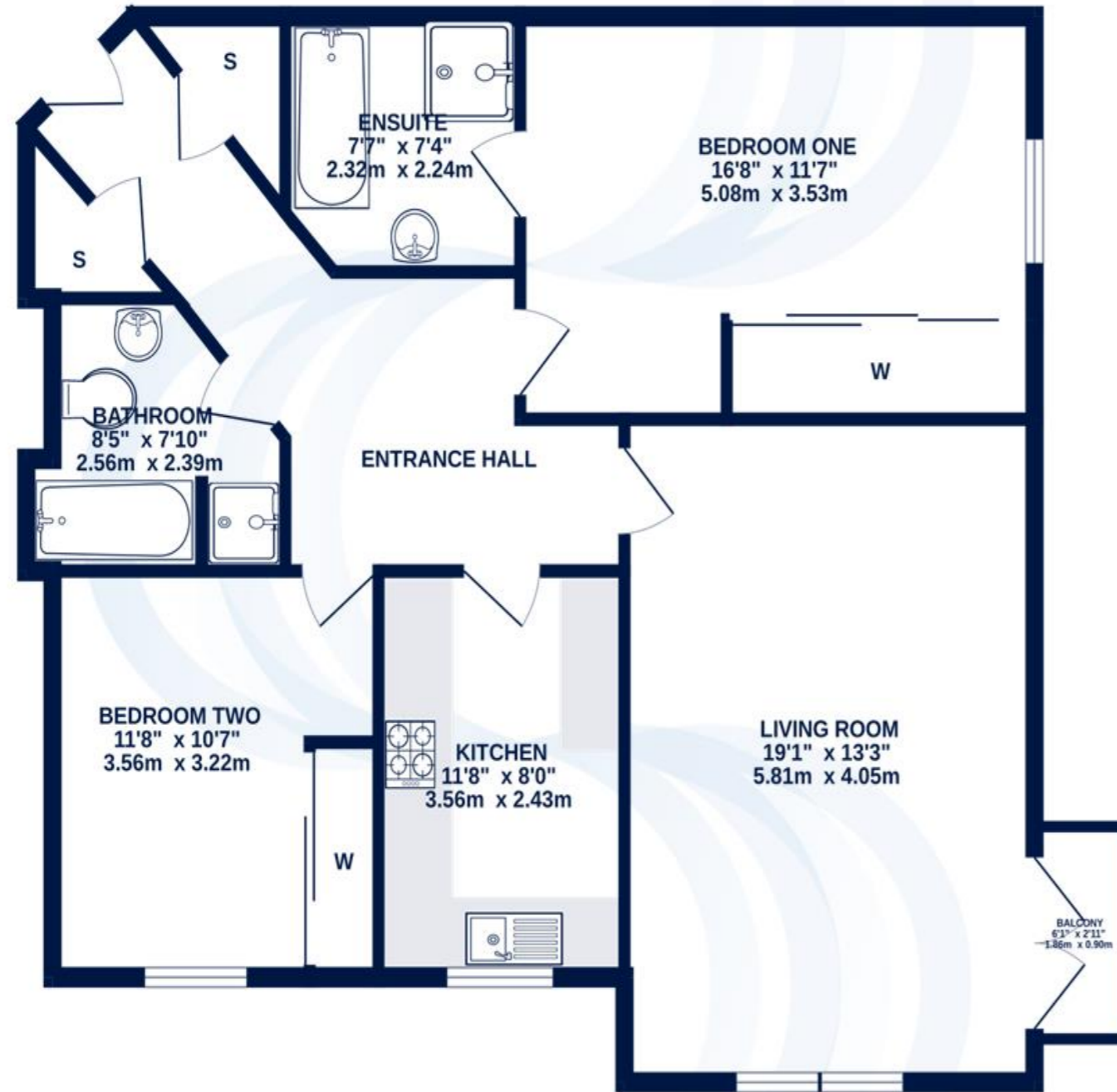
Below: Bedroom Two



Below: Bathroom







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems

Below: Front of Property



Below: Rear Garden



## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is by combi-boiler. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: D(68)

### Council Tax:

The property is band F and the amount of council tax payable for 2023/2024 is £3,086.92  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan,KA26 9EU  
Tel:01465 715065 or Email [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)

### Possession:

Vacant possession and entry will be given on completion.

### Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

### Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

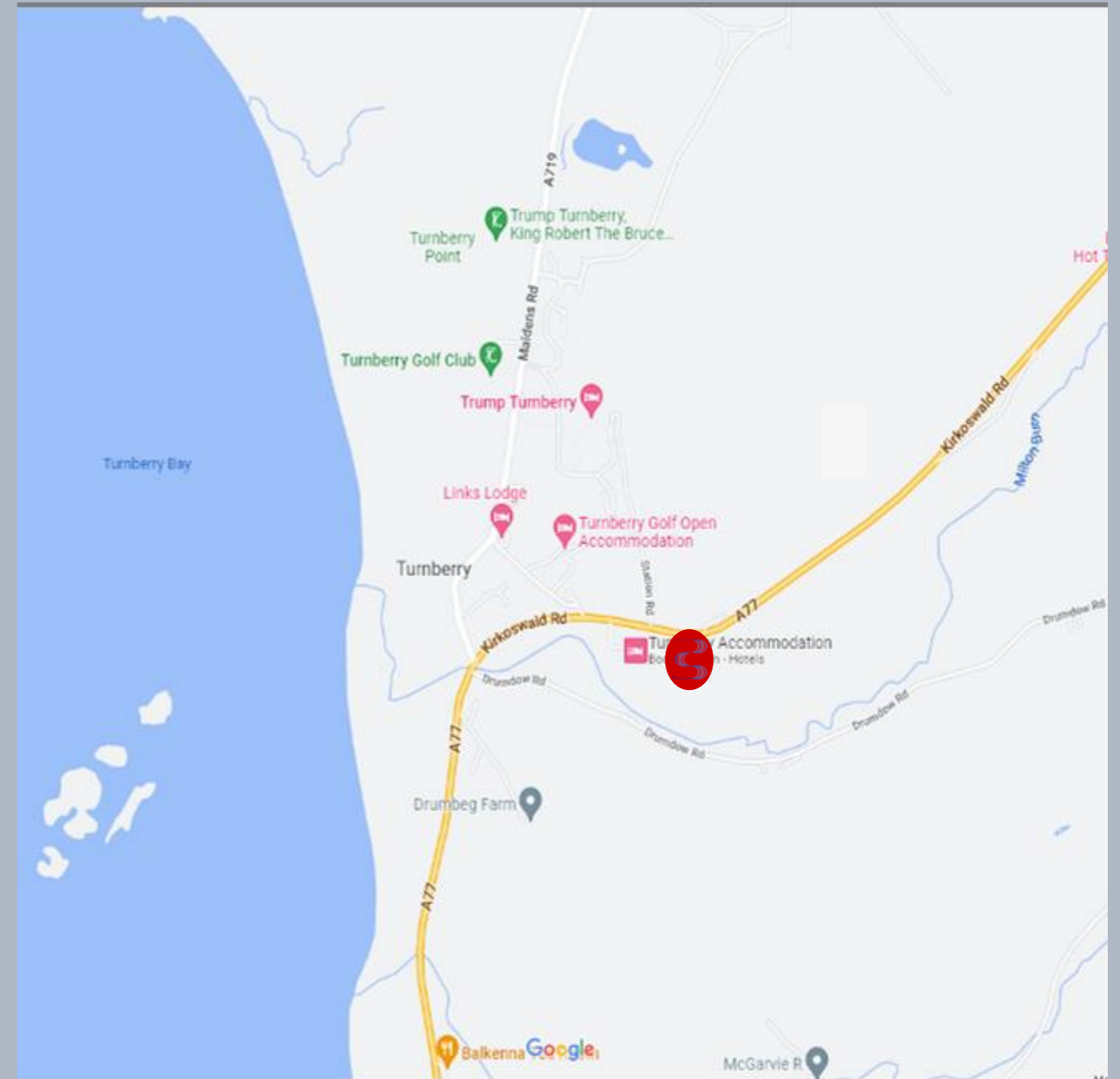
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

### Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in February 2024.