



12 Maple Drive, Girvan

We are delighted to bring to the market 12 Maple Drive, a well presented mid terrace house situated in Girvan. This three bedroom property is presented to the market in good condition and offers a flexible layout of accommodation split over two levels. Ideally placed for local schooling and shops this property would make a lovely family home. A great home for a first time buyer or family. Viewing highly recommended.



In more detail, an entrance hallway provides access to the living/dining area and stairs to the first floor. Off the hallway to the right you will find a spacious living and dining area, with views over the front and rear garden. Off the dining area is the kitchen fitted with an array of wall and floor mounted units with integrated oven, gas hob and stainless steel sink. The kitchen further benefits from having a storage area and cupboard off the kitchen.

On the upper floor you will find two double bedrooms, single bedroom and a bathroom. Bedroom one is a rear facing double bedroom with storage cupboard. Bedroom two is found to the front of the property with views over the front garden. Also to the front of the property is bedroom three a single room with storage cupboard. Completing the accommodation is a modern bathroom complete with bath, over bath shower, wc and sink.

To the front of the property you will find a good sized garden laid with red chips and paving slabs providing a pathway and provision for off road parking. The rear of the property has a large enclosed paved area for ease of maintenance with raised borders, pond, drying area, greenhouse and timber shed for outside storage.

Further benefits to this property include double glazing, gas central heating, and front and rear gardens.

Girvan has good local amenities including primary and secondary schooling, restaurants and shops. The world famous Turnberry golf course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.



Below: Living Room Right: Dining Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3076

Below: Kitchen



Below: Entrance Hall



Below: Bedroom One

Right: Bedroom Two



Below: Bedroom Three



Below: Bathroom

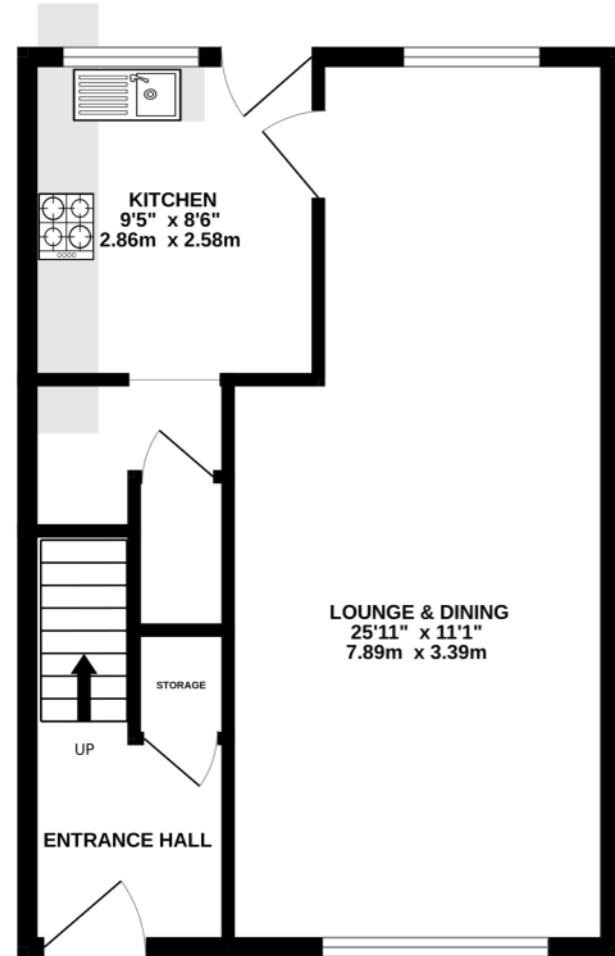
Right: Upstairs Hall



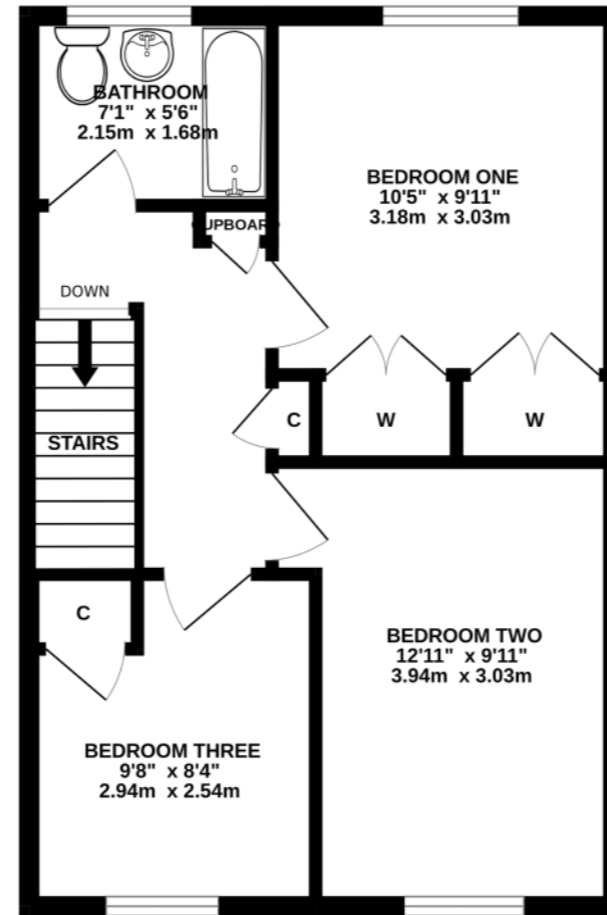
ACCOMMODATION LAYOUT



GROUND FLOOR



1ST FLOOR

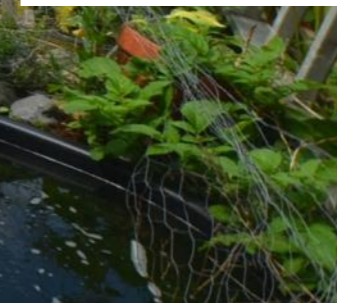


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only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

Below: Front Garden



Below: Rear Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: C(73)

Council Tax:

The property is band B and the amount of council tax payable for 2024/2025 is £1,555.21. 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

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.

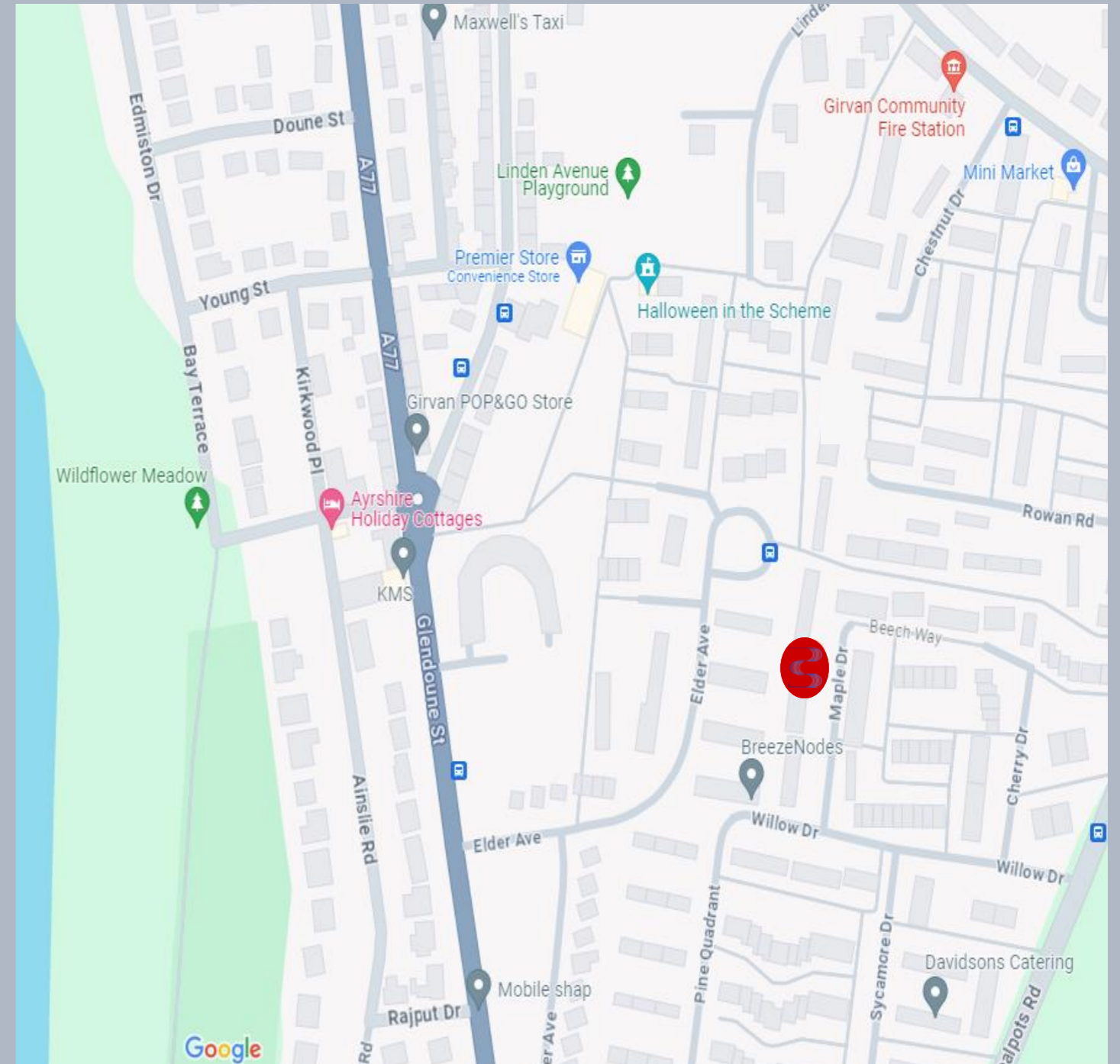
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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 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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

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

**E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 viewing, inspecting properties or that have been sold, let or withdrawn. Photographs and particulars were taken in May 2024.