





## 53 McAdam Way, Maybole

Situated in the sought-after McAdam Way area of Maybole, this lovely four-bedroom bungalow offers the perfect blend of modern comfort located on a large plot with south facing garden. Being a cul-de-sac, McAdam Way is relatively traffic free and therefore the property would appeal to a variety of purchasers. Upon approach, the home's substantial layout immediately catches the eye, hinting at the spacious and convenient layout that awaits within. Truly, this is a rare opportunity to acquire a stunning, low maintenance home in a highly desirable location of Maybole, a must see for any discerning buyer.



The property's bright and welcoming entrance hall immediately sets the tone, creating a warm and inviting first impression. Off the hallway to the left, you will find a large bright lounge area with bay window flooding the room with natural light and feature fire place. Transitioning to the rear of the property you will find a bright dining area with patio doors providing views over the south facing rear garden. A door from the kitchen leads to a modern kitchen. Sleek, coordinating base and wall mounted units in a neutral tone provide ample storage and workspace, complemented by practical work-tops. The kitchen is outfitted with integrated appliances, including a gas hob, cooker hood, fan oven, under counter fridge, and dishwasher. A stainless-steel sink further adds to the kitchen's functionality and aesthetic appeal. A door from the kitchen leads to a utility room with sink and space for white goods. An external door from the utility room provides direct access to the rear garden. Off the utility room you will find a family room with patio doors and window that over looks the front garden.

The family room can also serve as a fourth bedroom. The main sleeping accommodation offers three well-appointed bedrooms, each with its own unique character and features. The largest bedroom, located to the rear, boasts built-in wardrobes with sliding doors, ensuite shower room and views over the garden - a sanctuary for rest and relaxation. Bedrooms two and three are situated to the front with garden vistas, both benefiting from built-in wardrobes. Completing the accommodation is a spacious three-piece family bathroom, featuring a WC, wash basin, and bath the perfect place to unwind after a long day.

The property further benefits from three convenient storage cupboards located off the hallway offering ample space to neatly tuck away coats, shoes, and other everyday items. This thoughtful layout ensures the hallway remains uncluttered and organized. Enhancing the property's appeal, the gas central heating and double glazing throughout ensure year round comfort and energy efficiency.

The well-maintained gardens further complement the home's family friendly appeal. The front garden is laid to grass with mature shrubs, creating a welcoming and well manicured entrance. The rear enclosed garden is laid to grassed, with mature trees and shrub borders providing privacy. A paved seating area within the rear garden offers the perfect spots to enjoy the summer sunshine. The garden further benefits from a timber shed and green house.



Below: Living Area





Below: Dining Area    Right : Patio



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. : BRU3111

Below: Entrance Hall





Below: Kitchen



Below: Utility Right: Kitchen





Below: Family Room / Bedroom Four





Below: Bedroom One (Master)





Below: Bedroom Two





Below: Bedroom Three





Below: Bathroom





Below: Front of Property







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: Rear Garden





**GENERAL REMARKS**

**Services:**  
The property has mains water and electricity. Heating is by gas central heating. The property windows are double glazed.

**EER Rating:**  
EER: C(78)

**Council Tax:**  
The property is band E and the amount of council tax payable for 2024/2025 is £2,577.10  
South Ayrshire Council Tel: 0300 123 0900.

**Viewing:**  
Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street. Girvan, KA26 9EU  
Tel:01465 715 065 or Email girvan@bruachproperty.com

**Possession:**  
Vacant possession and entry will be given on completion.

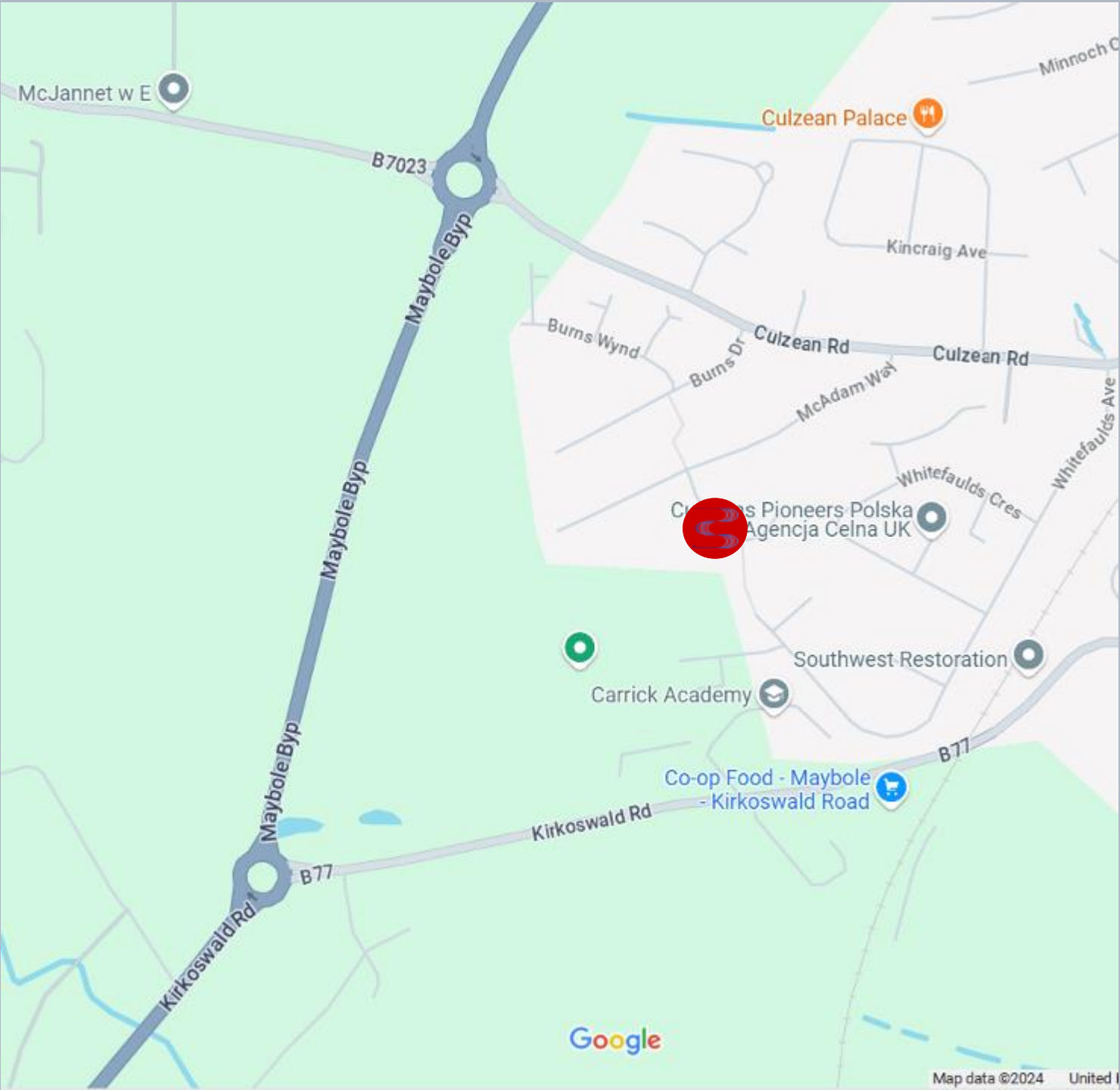
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal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

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