



7 Coral Hill, Maybole

Situated in the quiet and highly sought-after Coral Hill area of Maybole, this charming two-bedroom mid-terrace property offers the perfect blend of modern comfort spread over two levels. Located within a peaceful cul-de-sac, Coral Hill enjoys minimal traffic, making it an ideal choice for a wide range of buyers. Upon entering, you'll be greeted by a spacious layout of accommodation, thoughtfully decorated in neutral tones to create a light and welcoming atmosphere. This is a rare opportunity to acquire a stunning, low-maintenance home in an incredibly desirable location – a must-see for any discerning buyer.



The property's bright and welcoming entrance hall sets the tone, creating a warm and inviting first impression. Stepping into the spacious, front-facing lounge, you'll be struck by the abundance of natural light pouring in through the double-aspect windows that overlook the front garden. The generous dimensions of this living area offer a versatile layout, allowing for various furniture configurations to suit the homeowner's needs.

Moving to the rear of the property, the modern kitchen/diner is a true culinary haven. Sleek, coordinating base and wall-mounted units in a neutral tone provide ample storage and workspace, complemented by stunning granite worktops. The kitchen is fully equipped with a comprehensive suite of integrated appliances, including a ceramic hob, cooker hood, fan oven, and under-counter fridge, freezer. A stainless steel sink adds a further touch of functionality. Double sliding doors from the kitchen lead directly to the rear garden, blending indoor and outdoor living seamlessly. Additionally, the kitchen benefits from two large cupboards for extra storage.

Stairs from the entrance hall lead to the first-floor landing, where you'll find two double bedrooms and the family bathroom. Bedroom one, the larger of the two, is situated at the front of the property and features double-aspect windows. It also benefits from a convenient storage cupboard. Bedroom two is located at the rear of the property, with a window overlooking the rear garden and beyond. Completing the accommodation is a spacious three-piece family bathroom, featuring a WC, wash basin, shower, and bath—the perfect place to unwind after a long day.

Further enhancing the property's appeal, gas central heating and double glazing throughout ensure year-round comfort and energy efficiency. The well-maintained gardens complement the home's family-friendly charm. The front garden, laid to decorative stone chips with mature shrubs, creates a welcoming, well-manicured entrance. The rear, enclosed, south-facing garden is predominantly laid to paving slabs and decorative stone chips, with mature trees and shrub borders. Various seating areas offer the perfect spots to enjoy the summer sunshine.



Below: Living Room



Below: Entrance



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3130

Below: Kitchen



Below: Bedroom One



Below: Bedroom Two



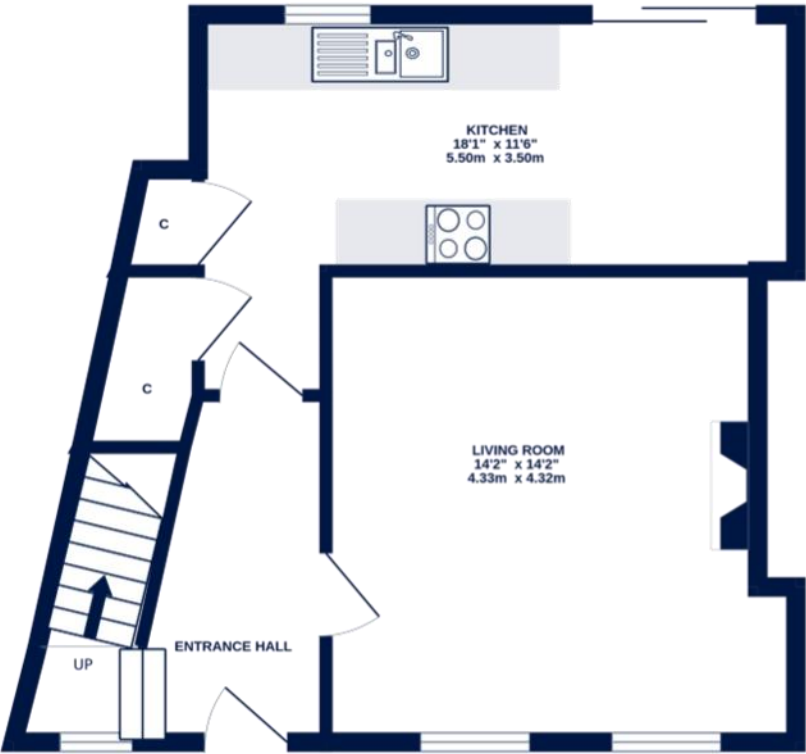
Below: Bathroom



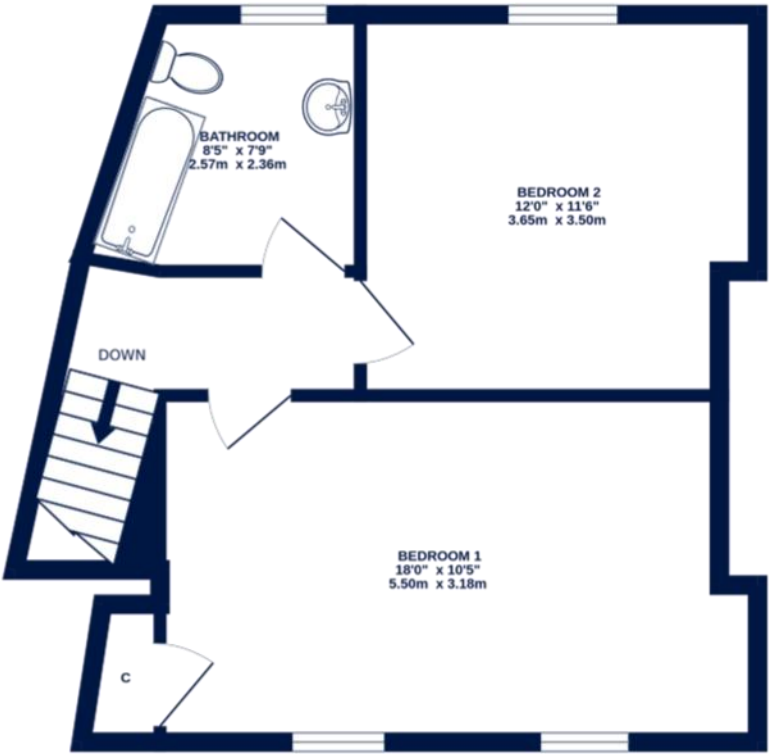
Below: Front of Property



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: 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: D(68)

Council Tax:

The property is band B and the amount of council tax payable for 2025/2026 is £ 1,687.62.
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.

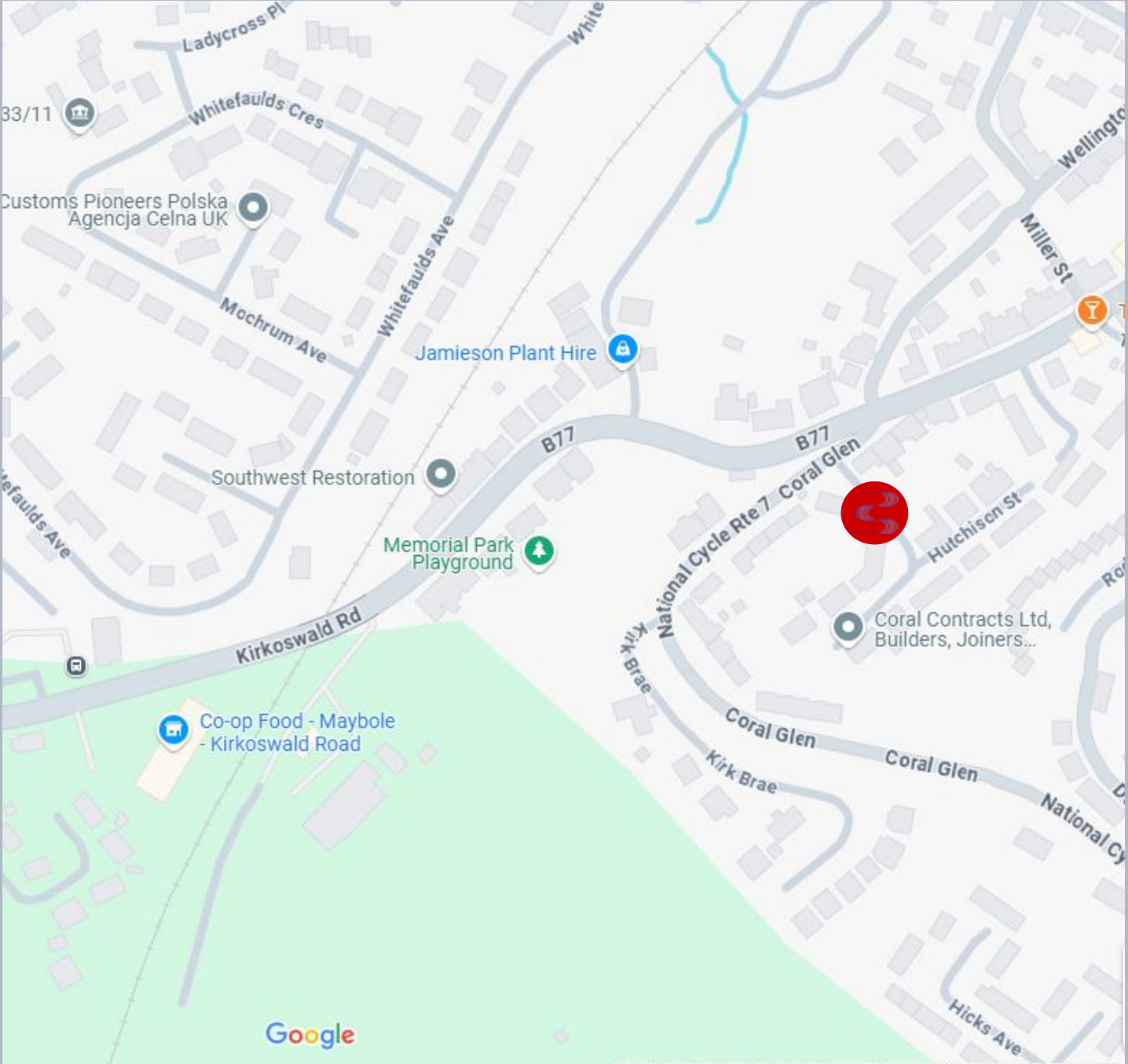
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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 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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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.

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No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in April 2025.