



51 Baineshill Drive, Maidens

We are delighted to present for sale 51 Baines Hill Drive, a charming three-bedroom semi-detached home set in an elevated position within the highly sought after and picturesque seaside village of Maidens. This attractive property is arranged over two levels and enjoys partial sea views, offering a wonderful coastal lifestyle. Presented in good condition throughout, it provides a flexible and well-proportioned layout, ideal for a variety of buyers, whether as a permanent residence, holiday home, or relocation opportunity. Perfectly positioned just a few hundred metres from the harbour and seafront, this home allows easy access to the village's scenic coastline and amenities, making it an excellent choice for those looking to embrace seaside living.

To the front of the property, you will find a large and welcoming lounge, flooded with natural light from a sizeable front facing window. This room offers excellent flexibility for a variety of furniture layouts and is further enhanced by a feature fireplace with electric fire, creating a cosy focal point. Adjacent to the lounge is a well-proportioned dining area, enjoying pleasant views over the rear garden. A door from the dining area leads into the modern kitchen.

The kitchen is fitted with a range of base and wall-mounted units, complemented by coordinating worktops and tiled splashbacks. It includes an inset stainless steel sink, fan oven, ceramic hob, and space for white goods. A rear-facing window provides views across the garden, and a door leads through to a rear hall, which in turn gives direct access to the garden.

Stairs from the entrance hall lead to the first-floor landing, which provides access to three double bedrooms and the shower room. Bedroom one is a generously sized double room located to the front of the property and benefits from a built-in cupboard. Bedroom two, the largest of the three, is also front-facing and features two windows allowing for an abundance of natural light, along with partial sea views across Maidens. Bedroom three is situated to the rear and enjoys views over the garden, again benefiting from a built-in cupboard. Both front-facing bedrooms further enjoy partial sea views. Completing the accommodation is the shower room, fitted with a quadrant shower enclosure, wash hand basin, and WC.

The property additionally benefits from oil-fired central heating and double glazing throughout. Externally, to the right-hand side of the property, there is a large driveway providing off-street parking for two vehicles. The rear garden is mainly laid to lawn with paved pathways, mature shrubs, and trees, offering a pleasant outdoor space. The front garden is laid with decorative stone chips for ease of maintenance.



Below: Living/Dining Room



Below: Living/Dining Room



Below: Entrance



Viewing strictly by appointment only, please
contact
Bruach Property on Tel:01465 715 065
or
Email: info@bruachproperty.com

Below: Kitchen



Below: Bedroom



Below: Bedroom



Below: Bedroom



Below: Shower Room



Right: Rear Garden

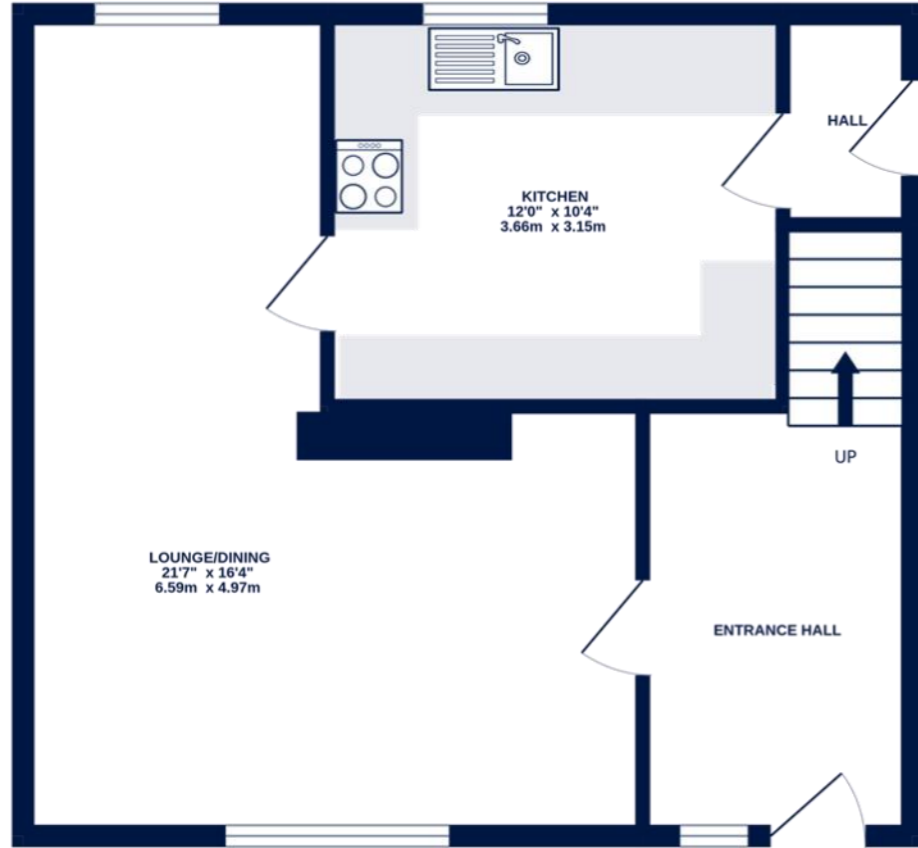


Below: Front Garden





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.



GENERAL REMARKS

Services:

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

EER Rating:

EER:

Council Tax:

The property is band B and the amount of council tax payable for 2026/2027 is £1,825.66 .
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.

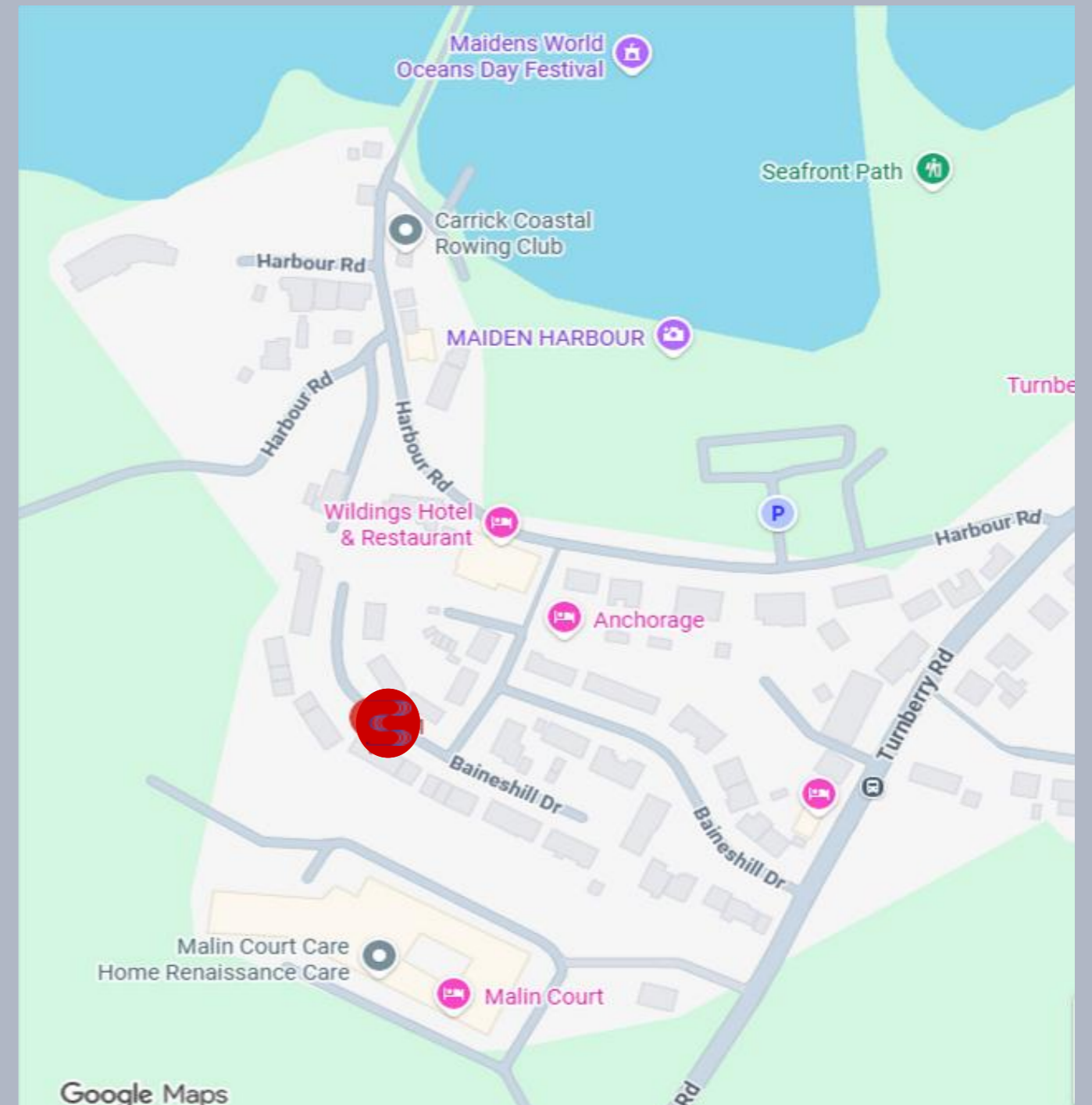
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

What's 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 2026