



THOMAS MURRAY  
PROPERTY



Lindum, Burnside

Lindum  
Burnside  
KA26 9JH



Front



Surroundings



Surroundings



Living Room



Sitting Room



Kitchen



Garden Room

Lindum, Burnside, Girvan



Living Room



Kitchen

## Detached Coastal Home with Panoramic Sea Views

Occupying a large west-facing plot on the Ayrshire coast, this attractive three-bedroom detached house enjoys outstanding sea views across the Firth of Clyde, taking in Ailsa Craig and the Isle of Arran.

The property offers generous accommodation and a substantial garden,

The spacious and well-laid-out accommodation comprises

Garden Room

Entrance Hall

Living Room

Sitting Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Separate Shower Room

Double-glazed Air source heat pump heating system, Photovoltaic (PV) panels

Attached garage with light and power

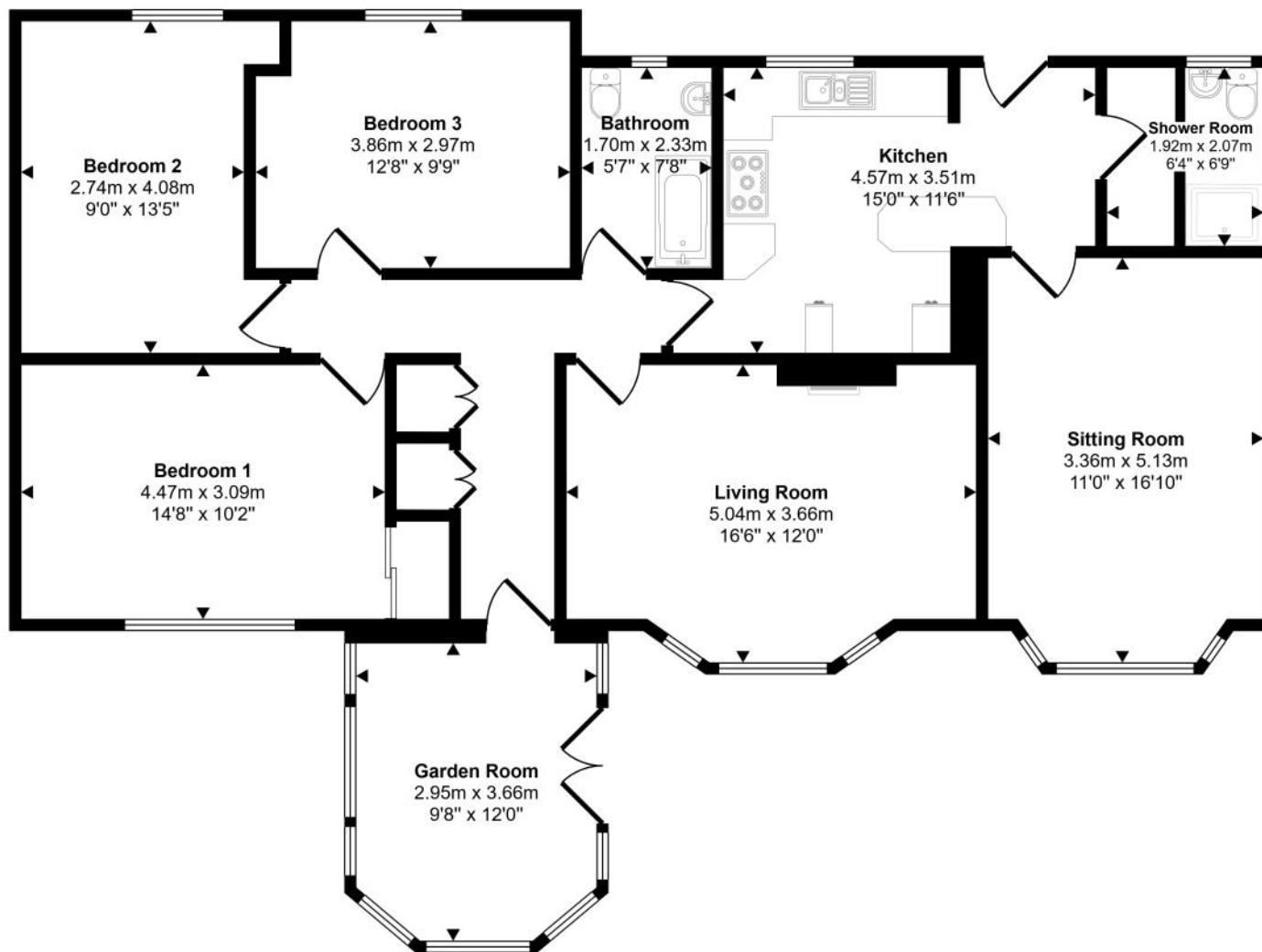
The house stands within a generous garden plot extending to approximately 11,133 sq ft. The garden lies mainly to the front and north side of the property, is predominantly laid to grass, and enjoys open aspects

The side garden measures approx 90 ft x 57 ft, offering ample space for landscaping, or future potential (subject to permissions).

Situated in a desirable coastal setting, the property benefits from spectacular sunsets and uninterrupted sea views, while still offering convenient access to local amenities and transport links

Ayr 20 miles | Glasgow 48 miles

Approx Gross Internal Area  
120 sq m / 1297 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hall  
Garden Rm  
Sitting Rm





Kitchen



Sitting Rm

Living Rm





Bed 1

Bed 2

Bed 3

Bathroom



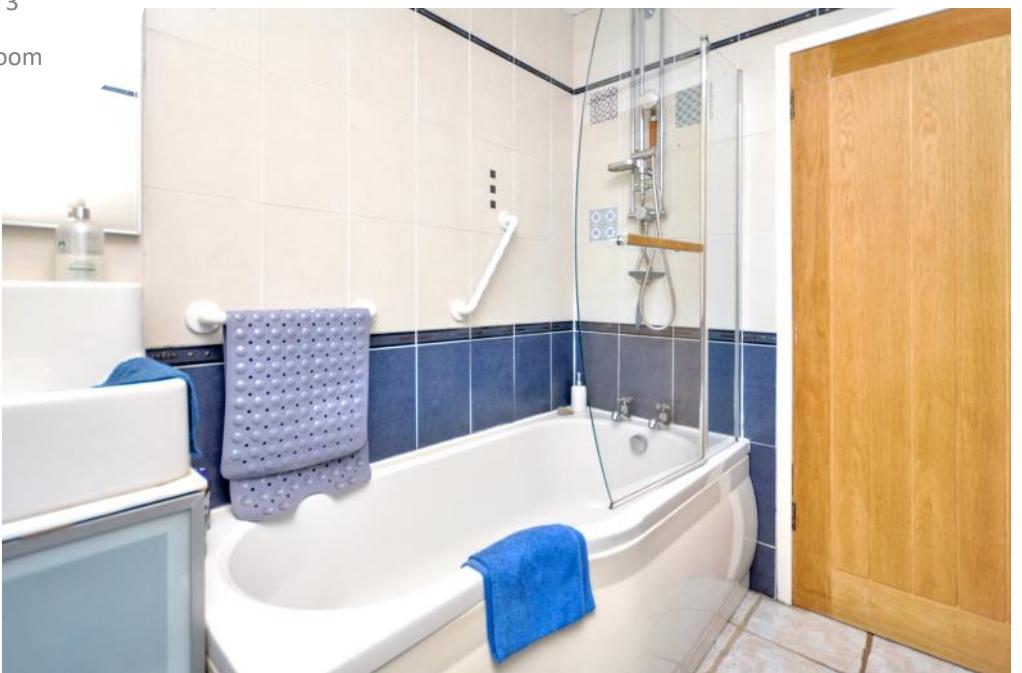


Bed 1

Bed 2

Bed 3

Bathroom





Shower Rm

&

Back Garden





Front



Garden to side

## Location

This part of south-west Ayrshire is renowned for its unspoilt scenery and mild climate. The area offers outstanding leisure opportunities including championship golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon, along with salmon and trout fishing on nearby rivers such as the River Stinchar. Galloway Forest Park and the National Trust for Scotland's Culzean Castle and Country Park are both within easy driving distance.

The nearby town of Girvan is about 3 miles and provides a range of amenities including nursery, primary and secondary schooling, a leisure centre, community hospital, ASDA supermarket, town centre shopping, an attractive beach and harbour, and a railway station with connections to Ayr, Prestwick Airport and Glasgow.

## Directions

Directions The property is easily accessible from the A77. Travelling from Ayr proceed south on the A77 towards Girvan. The property is situated on the left hand side of the road at Burnside Farm

## General Comments

Home report available upon request.

Drainage is to septic tank. In the garage there is battery storage in connecting with the PV panels

## Council Tax Band

Band E

## Energy Efficiency Rating

D 64

## To view contact



**Tel:** 01465 713498

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**Pre-sale Valuation and Appraisal** | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



View

## Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

## Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

## Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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