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PROPERTY

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**NORWAY COTTAGE | HARBOUR ROAD | MAIDENS | KA26 9NR**

**OFFERS OVER: £380,000**

# Norway Cottage, Harbour Road, Maidens

We are delighted to offer to the market Norway Cottage, a four bedroom cottage with a variety of outbuildings offering elevated views across the seaside village of Maidens. This detached property with good sized accommodation is positioned on an impressive large plot located off Harbour Road providing easy access to the harbour and beach. The property requires a degree of modernisation, however, offers the opportunity to acquire a property with a fantastic history within an elevated plot located in the heart of this popular Ayrshire seaside village. The property is must view, to be fully appreciated.



Norway cottage is accessed along a private gravel road off Harbour Road which leads to the front of the property where you will find parking for several vehicles.

The accommodation in more detail consists of entrance hall providing access to the main apartments. The property has a good-sized front facing living room with feature fireplace and large window overlooking Maidens harbour and beach. Adjacent to the living room you will find a good sized front facing dining room with feature fireplace and window offering sea views. A rear hall provides access to a front facing modern kitchen. The kitchen in detail is fitted with base and wall mounted units, co-ordinating worktops and tiled splash backs, an inset stainless steel sink bowl, fan oven, integrated fridge freezer and hob. To the rear of the property, you will find a lean-to extension which contains a utility room with external door providing access to the garden. Sleeping accommodation consists of three double bedrooms and a single bedroom. Bedrooms one and two are located off the hall and bedrooms three and four are situated to the rear of the property. The property is complete with a bathroom and separate shower room located at opposite ends.

The property grounds consist of an extensive area of chipped hard standing which provides parking for several vehicles leading to a large garage with separate storage area, large mature lawns offering multi seating areas to capture the summer sunshine that provide fabulous views across the village and coast. To the rear of the property you will find a grass lawn area leading to several brick outbuilding and green house.

Maidens has excellent local amenities including a village store, primary school and restaurant. The world famous Trump Turnberry Hotel and Spa resort is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. The neighbouring village of Kirkoswald is less than 3 miles distant and offers a restaurant and shops. The A77 road network provides swift commuting access to Ayr, Prestwick with its International Airport and Glasgow City Centre.



Below: Living Room



Below: Dining Room



Below: Kitchen



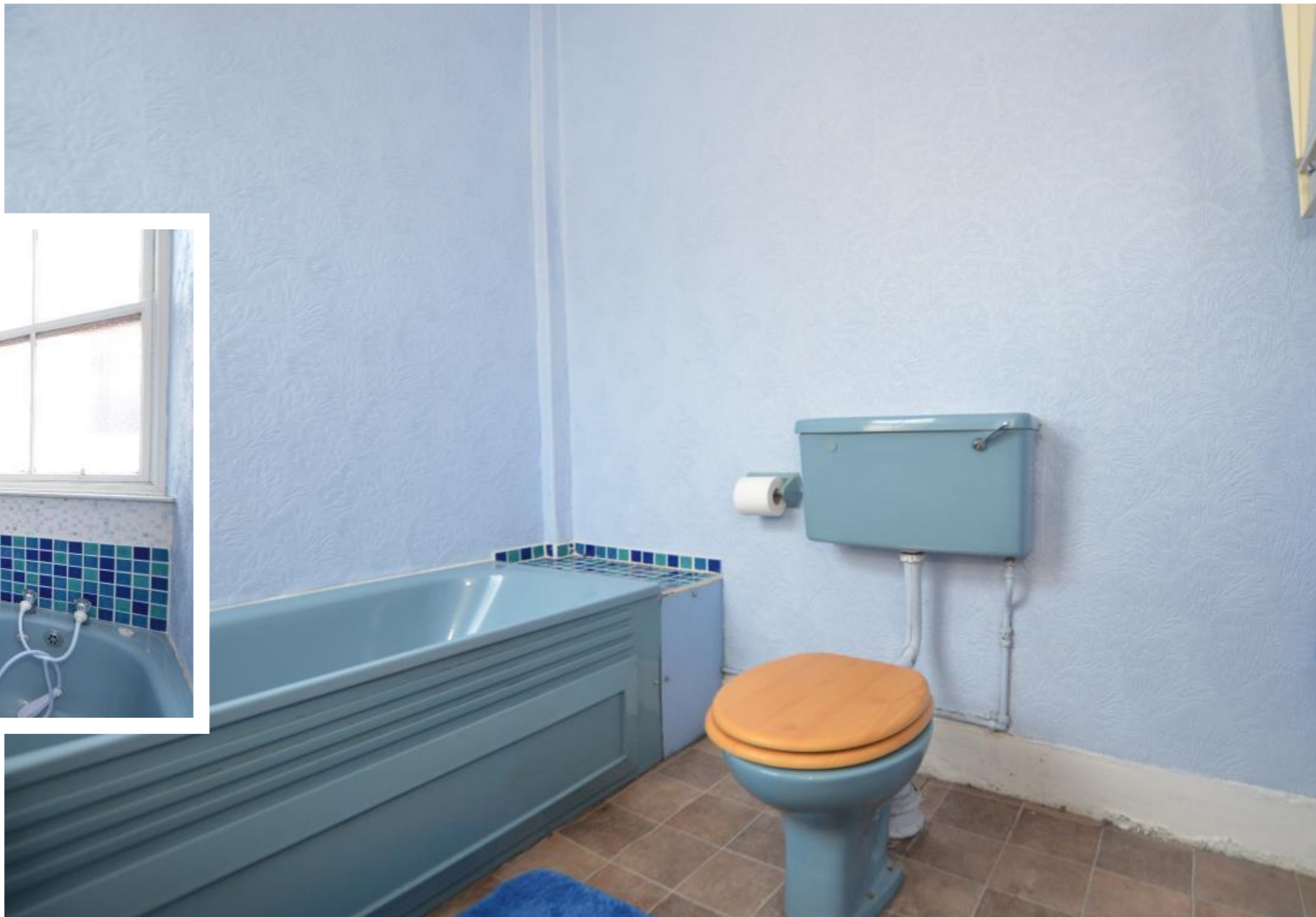
Below: Lounge/ Bedroom Two



Below: Utility Room



Below: Bathroom

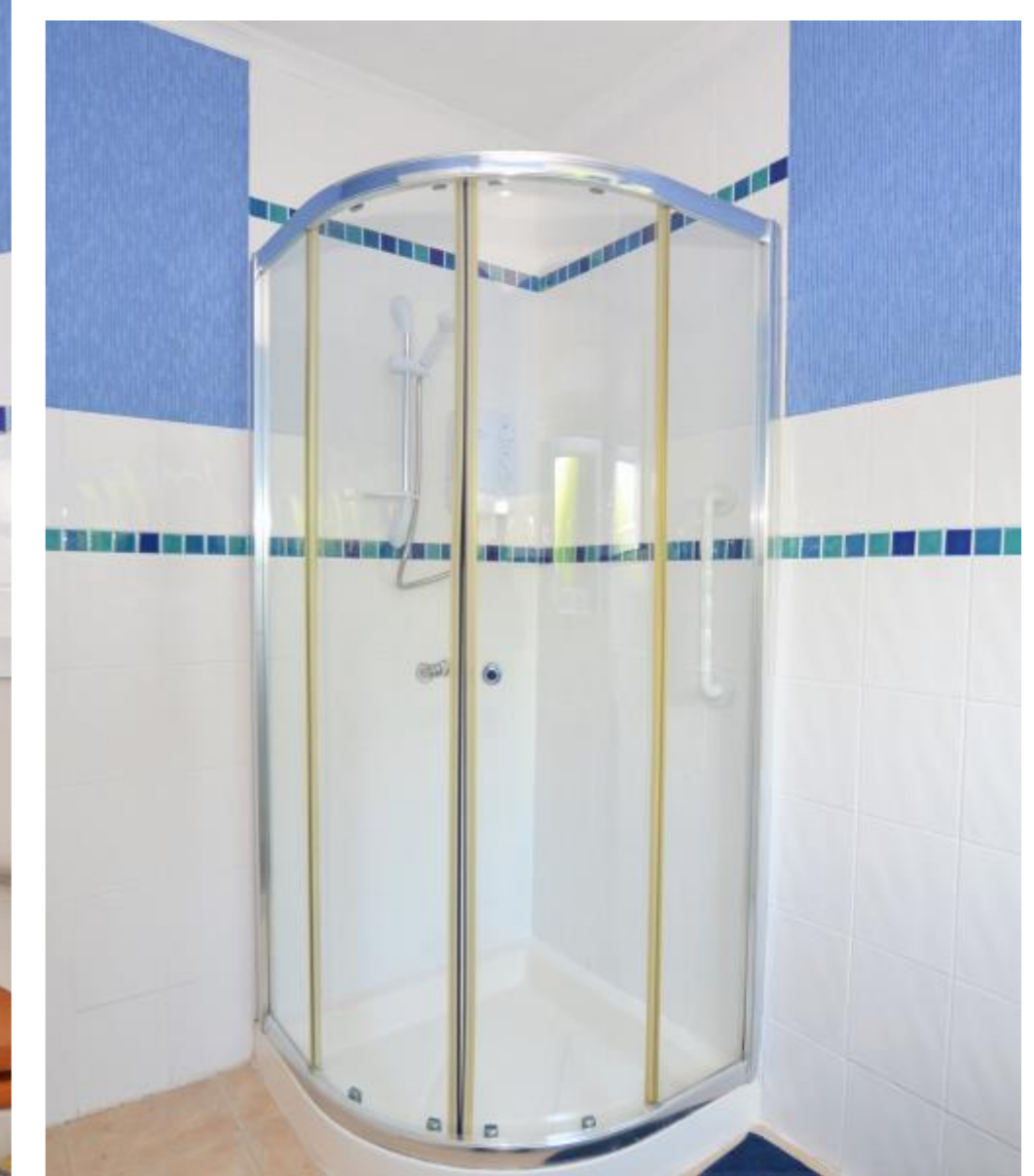




Below:: Bedroom Four



Below: Shower Room



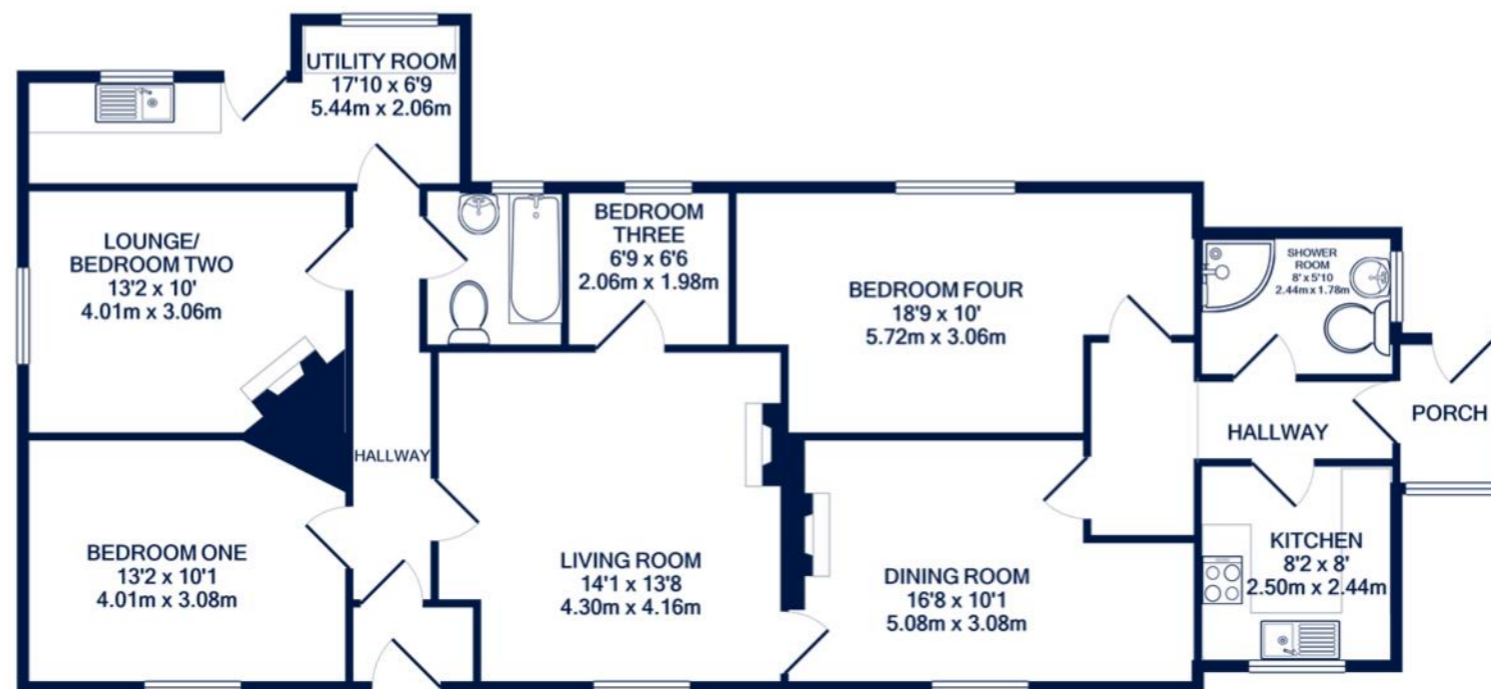
Below: Bedroom One



Below: House and Views



## Accommodation Layout



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 and Views



Below: Rear Garden



## General Remarks

### Services:

The property has mains water supply, septic tank and electricity. Heating is by electric storage heaters. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: G(08)

### Council Tax:

The property is band D and the amount of council tax payable for 2021/2022 is £1,804.14.  
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: info@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.

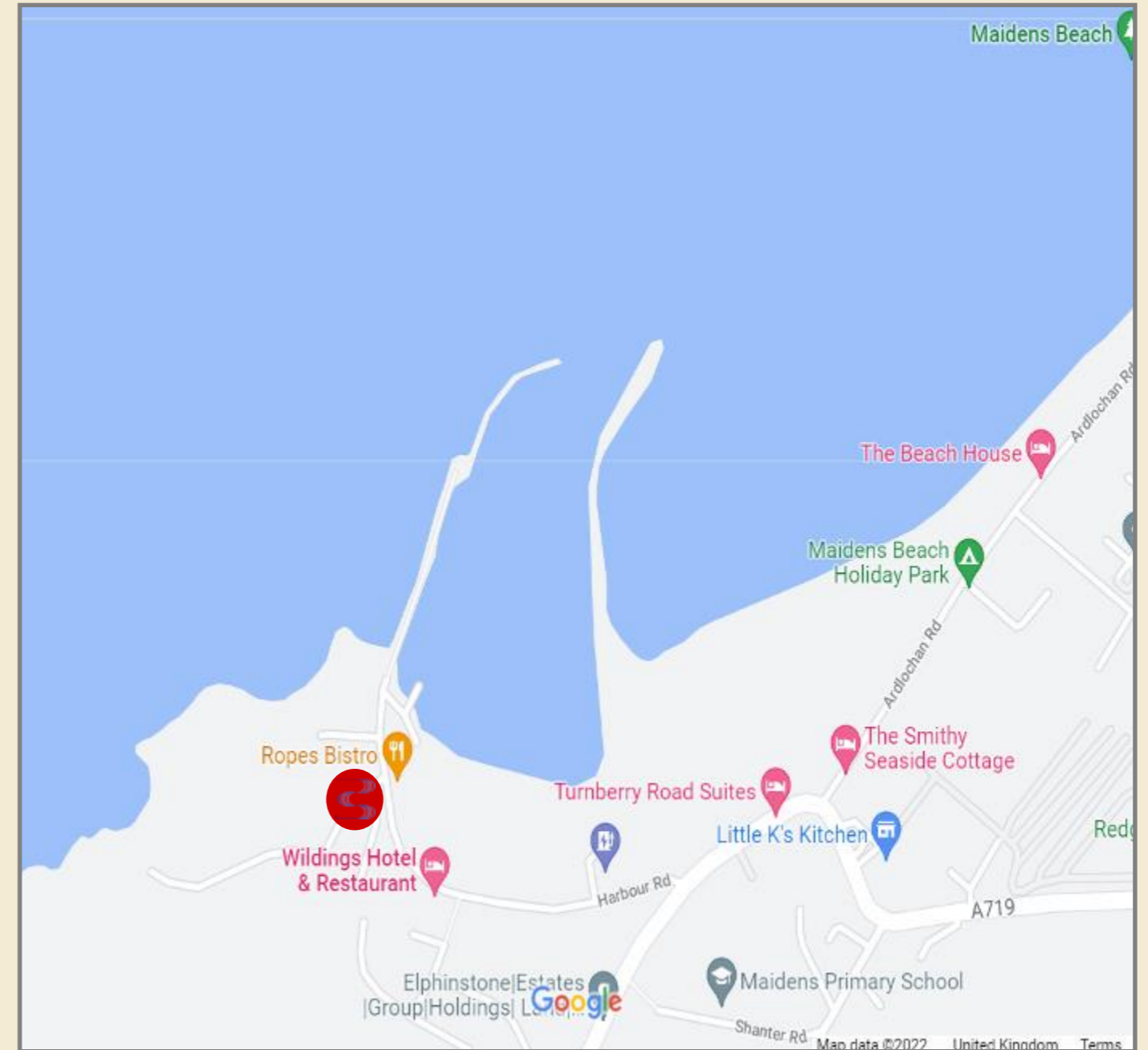
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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.

### GIRVAN

**Bruach Property Limited**

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

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)**

**T: 01465 715 065 | F: 01465 238002**



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### TROON

**Bruach Property Limited**

**1 Templehill Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto: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 inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in Feb 2022