



**BRUACH**  
PROPERTY

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1 HARBOUR ROAD | MAIDENS | KA26 9NR

OFFERS OVER: £295,000

# 1 Harbour Road, Maidens

Commanding panoramic coastline views, this beautiful, four bedroom detached seafront villa is located in the lovely coastal Village of Maidens, and forms part of the UNESCO Biosphere. This villa has been designed to take full advantage of its generous corner position on Harbour Road with uninterrupted views of the Isle of Arran and the Ayrshire coastline. The spacious flexible accommodation is arranged over two levels and benefits from a fresh contemporary style with quality finishes. The villa is located in heart of the village with the beach and harbour a stones throw away. The property is also within walking distance of Culzean Castle Country Park and the world famous Turnberry Hotel and Spa resort with championship golf courses. Early viewing of this desirable home is highly recommended to fully appreciate the quality and location.



The front door opens into a bright reception hall with floor to ceiling windows, a deep walk-in cupboard and staircase to the first floor. Set to the front of the property the living room exudes a relaxing ambience and frames the wonderful garden and sea views, via a lovely bay window. It is well-proportioned and offers an array of furniture configurations to suit open plan modern living. Set adjacent, the heart of this family home is a spacious, modern dining kitchen, which incorporates a range of cabinetry. The kitchen in more detail has a range of modern base and wall mounted unit, co-ordinated worktops and splash backs, a inset double sink, eye level fan oven, ceramic hob and ample space for white goods. The kitchen can also be accessed from the hallway. A family bathroom can be found off the hall way which comprises of a bath, separate shower enclosure, w.c. and sink. Completing the accommodation on the ground floor you will find bedroom one and two, spacious double bedrooms.

Stairs from the ground floor lead to a spacious landing filled with natural light from a large roof light offering sea views. The landing gives access to two further bedrooms. Bedroom three is a bright double bedroom with velux windows providing sea and country views. The master bedroom adjacent features integrated deep wardrobes with sliding doors, a luxurious en-suite bathroom, full height glazed gable with French doors and Juliet balcony. The views from the master bedroom are spectacular and can be enjoyed further by opening up the French doors and breathing in the fresh west coast sea air.

The property sits within low maintenance enclosed landscaped gardens, incorporating decorative stone chips, bordered by a wonderful array of established shrubs and trees. A large decking area provides a fantastic space for entertaining and dining alfresco in the summer months. The perfect place to watch the fabulous west of Scotland sunsets. To the right of the property, you will find mono block driveway offering off street parking for several cars leading to a sectional garage.

Maidens has excellent local amenities including a village shop, 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 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:: Kitchen



Below: Bathroom



Below: Bedroom Two



Below: Bedroom One

Right: Bedroom Two



Below: Entrance Hallway





Below: Bedroom Four



Below: Bedroom Four with views from Balcony



Below: Ensuite Bathroom



Below: Bedroom Three



Below: Landing View and Bedroom Four



Below: Front Elevation and Views over garden

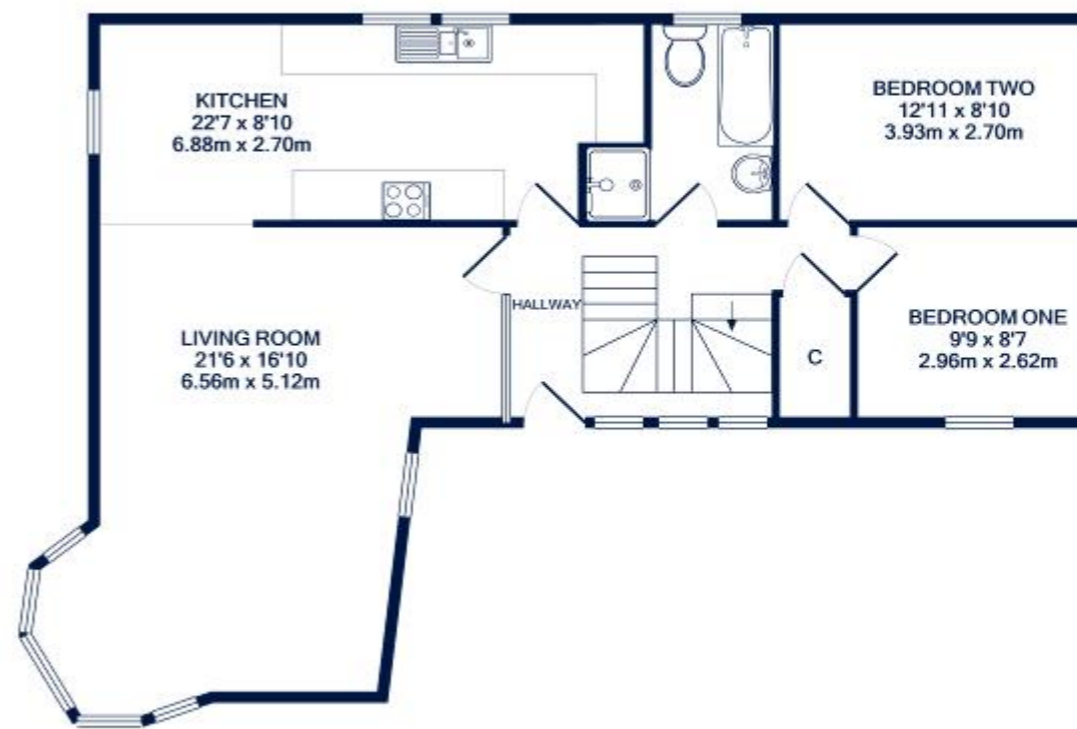


Below: Front Decking Area





1ST FLOOR



GROUND 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: Garden

Right: Front Elevation



## General Remarks

### Services:

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

### EER Rating:

EER: D(65)

### Council Tax:

The property is band E and the amount of council tax payable for 2022/2023 is £2,403.13  
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.

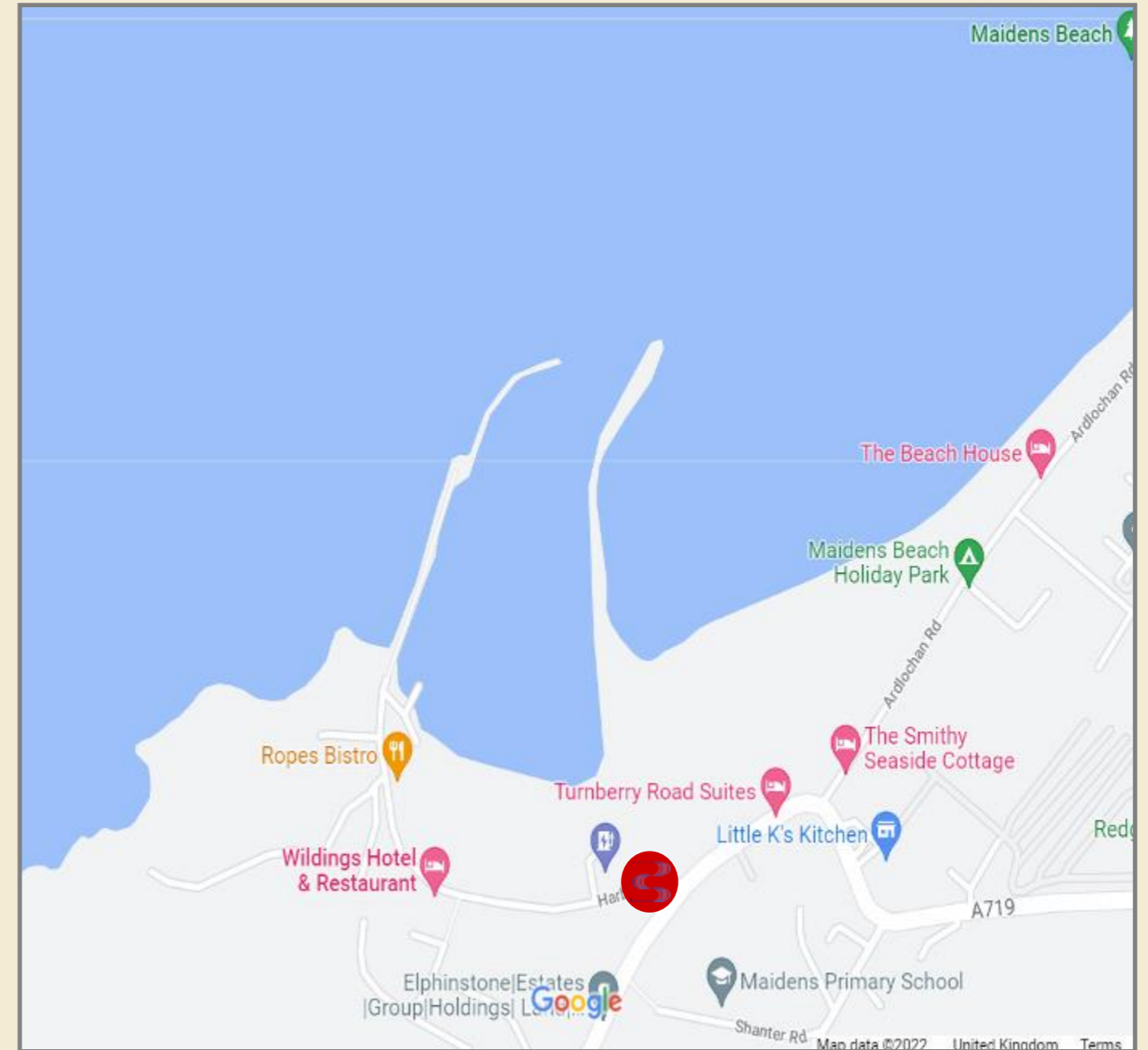
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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 May 2022