





## 13 Ardlochan Road, Maidens

Located on the picturesque Ardlochan Road, No. 13 presents a captivating opportunity for those seeking a delightful seafront property. This charming two bedroom end terrace property, boasting breathtaking views and a mere stone's throw from the sandy shore, is a true gem. All on one level, the property offers a comfortable and inviting layout, presented in good condition. Viewing is highly recommended to truly appreciate the beauty and potential of this delightful seafront home.



On entering the property you will find a welcoming vestibule, which leads into a spacious entrance hallway. This central hub of the home provides access to two generously-sized storage cupboards, offering ample space to neatly tuck away coats, linens, and other household essentials. Continuing through the hallway, you'll find a rear entrance hall, which provides a convenient secondary access point.

Stepping into the bright and airy living room at the front of the home, the true allure of this property becomes immediately apparent. Anchored by an open fireplace, this inviting space is flooded with natural light streaming in through the large window, which frames breathtaking panoramic views.

To the rear of the property, you'll discover an expansive kitchen and dining area, complete with sliding glass doors that open out onto the garden oasis. The modern kitchen is fitted with floor and ceiling units, sleek tiled backsplashes, fan oven with grill, ceramic hob, creating an ideal setting for culinary creativity and casual gatherings.

Sleeping accommodation consists of two generously-proportioned bedrooms. The front-facing bedroom enjoys the same breathtaking sea views as the living room, while the rear bedroom overlooks the tranquil garden. Completing the accommodation is a well-appointed bathroom, featuring a bath, separate quadrant shower, with cupboard off which contains a hot water cylinder.

Stepping out from the front door, one is immediately struck by the property's captivating outdoor spaces. To the rear, a detached single garage and outbuilding offer ample room for storing garden furniture, outdoor equipment, and tools. The enclosed front garden is laid to decorative stone chips that lend an elegant, low-maintenance aesthetic with mature shrubs either side of the entrance path. But the true jewel in this home's crown is the spectacular coastal view afforded by the front garden. Whether enjoying a morning coffee or an evening glass of wine, residents can revel in the breathtaking panorama of the west coast, basking in the glow of the famous sunsets that paint the sky in brilliant hues. To the left of the property, a generously sized driveway provides plentiful parking, leading back to the rear garden, another oasis of low-maintenance charm. Decorative stone chips cover the ground, complemented by mature shrubs and flourishing vegetable borders that offer the homeowner the opportunity to cultivate their own fresh produce. With its thoughtful blend of form and function, this home's outdoor spaces truly elevate the living experience, seamlessly connecting the property to its picturesque natural surroundings.





Below: Living Room





Below: Kitchen Dining



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3077



Below: Kitchen





Below: Bedroom One



Below: Bedroom Two





Below: Bathroom





Below: Read Garden





Below: Front





## ACCOMMODATION LAYOUT



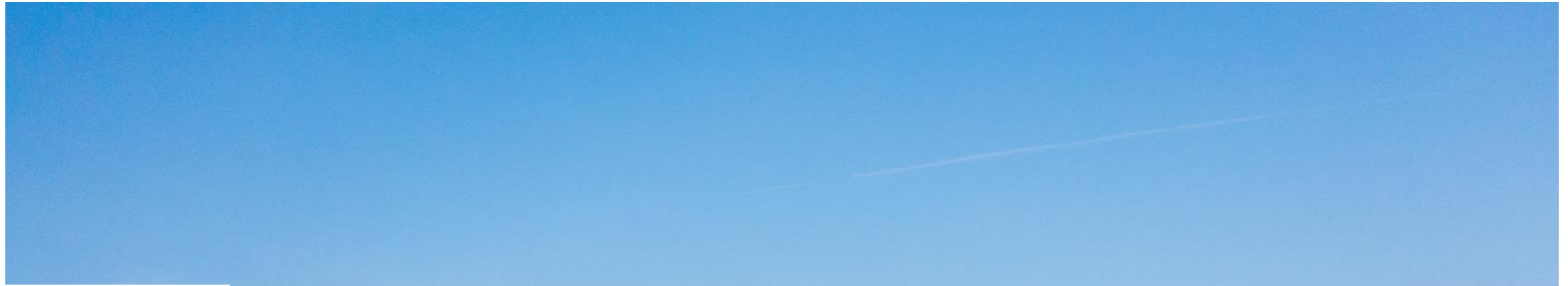
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only 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 Drive









## GENERAL REMARKS

### Services:

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

### EER Rating:

EER: D65

### Council Tax:

The property is band D and the amount of council tax payable for 2023/2024 is £1,955.45  
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](mailto: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.

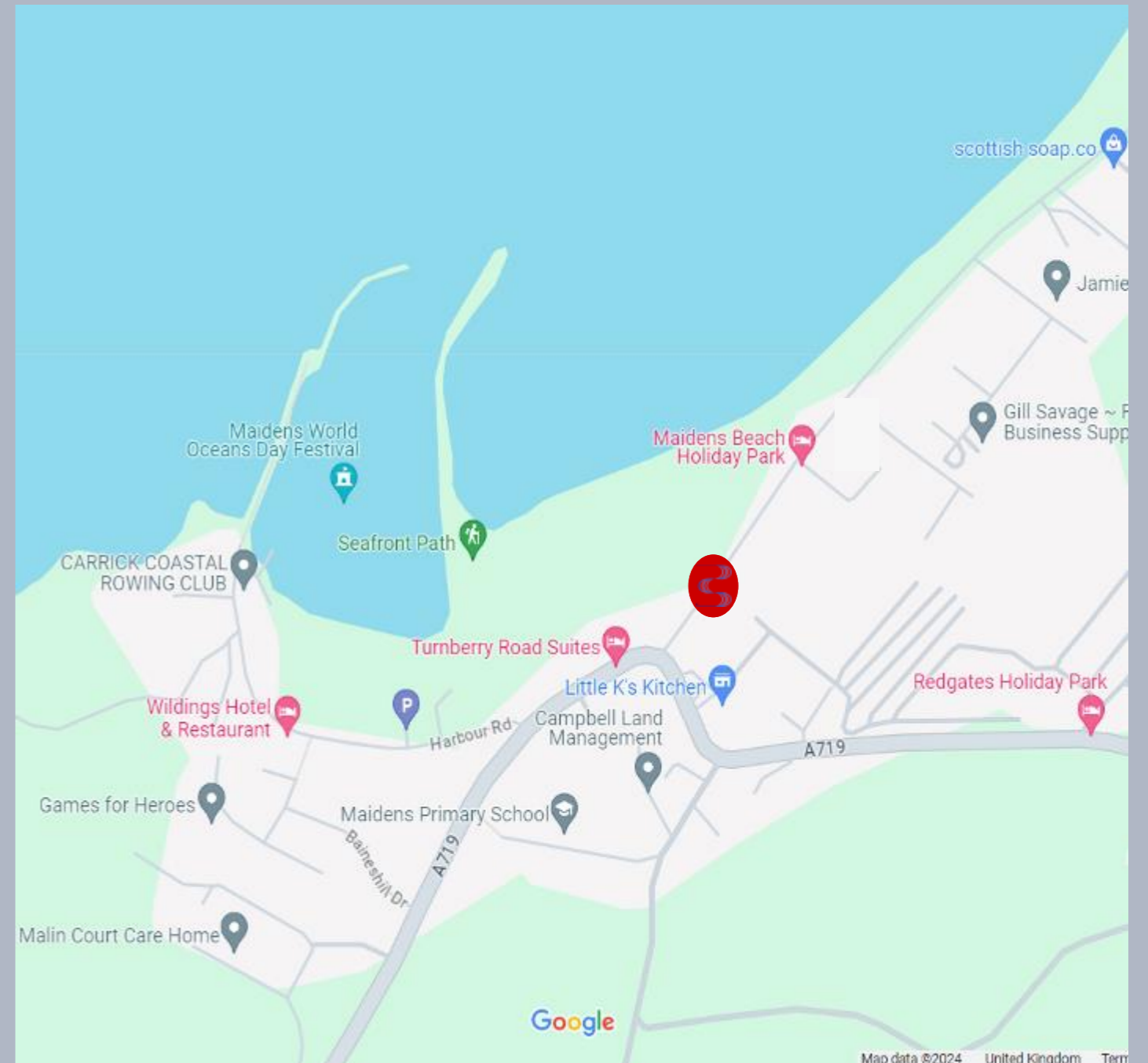
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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](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.



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### GIRVAN

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

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

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

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T: 01292 690940 | F: 01292 737 570**

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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.

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