



15 Elms Crescent, Maybole

Situated in the tranquil and sought-after Elms Crescent area of Maybole, this lovely three bedroom bungalow offers the perfect blend of modern comfort with serene country outlooks. Being a cul-de-sac, Elms Crescent is relatively traffic free and therefore the property would appeal to a variety of purchasers. Upon approach, the home's substantial, all on the level and detached garage immediately catch the eye, hinting at the spacious and convenient layout that awaits within. Truly, this is a rare opportunity to acquire a stunning, low maintenance home in a highly desirable location, a must see for any discerning buyer.



The property's bright and welcoming entrance hall immediately sets the tone, creating a warm and inviting first impression. Two convenient storage cupboards flank the entrance, offering ample space to neatly tuck away coats, shoes, and other everyday items. This thoughtful layout ensures the hallway remains uncluttered and organized. Stepping into the spacious, front facing lounge, one is struck by the abundance of natural light flooding the room from the triple aspect windows overlooking the front garden. The generous dimensions of this living area provide a versatile layout, allowing for a variety of furniture configurations to suit the homeowner's needs. Transitioning to the rear of the property, the modern kitchen is a true culinary haven. Sleek, coordinating base and wall mounted units in a neutral tone provide ample storage and workspace, complemented by practical worktops. The kitchen is outfitted with a comprehensive suite of integrated appliances, including a ceramic hob, cooker hood, fan oven, microwave, fridge freezer, and dishwasher. A stainless steel sink further adds to the kitchen's functionality and aesthetic appeal. An external door from the kitchen provides direct access to the rear garden, seamlessly blending indoor and outdoor living.

The sleeping accommodation offers three well-appointed bedrooms, each with its own unique character and features. The largest bedroom, located to the rear, boasts built-in wardrobes with sliding doors and picturesque views over the garden - a serene sanctuary for rest and relaxation. Bedroom two, currently utilized as a dining room, is situated to the rear with garden vistas, while the front-facing bedroom three benefits from its own built-in wardrobe. Completing the accommodation is a spacious four-piece family bathroom, featuring a WC, wash basin, shower, and bath the perfect place to unwind after a long day.

Enhancing the property's appeal, the gas central heating and double glazing throughout ensure year round comfort and energy efficiency. The well-maintained gardens further complement the home's family friendly appeal. The front garden is laid to grass with mature shrubs, creating a welcoming and well manicured entrance. The rear enclosed garden is also predominantly grassed, with mature trees and shrub borders providing privacy and views over the surrounding countryside. Various seating areas within the rear garden offer the perfect spots to enjoy the summer sunshine. Completing the outdoor space, a large driveway to the side of the property provides access to a detached garage, offering ample room for parking and additional storage needs.



Below: Entrance Hall



Below: Dining Room/ Bedroom Two



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3111

Below: Kitchen



Below: Bedroom One



Below: Bedroom Three



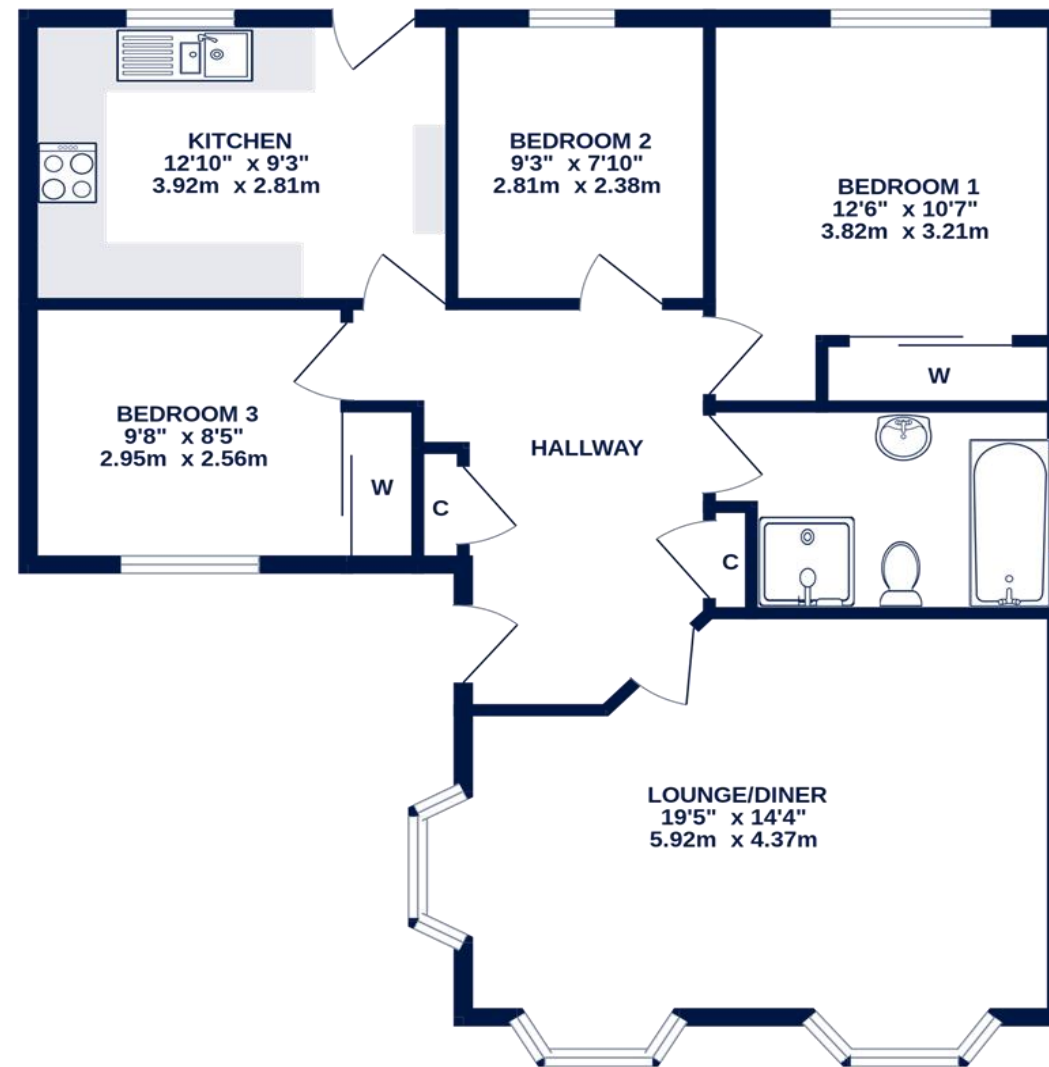
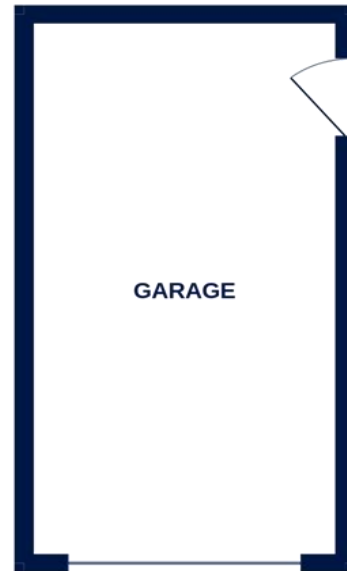
Below: Bathroom



Below: Front of Property



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



GENERAL REMARKS

Services:

The property has mains water and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:

EER: C(73)

Council Tax:

The property is band D and the amount of council tax payable for 2024/2025 is £1,999.55 .
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 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.

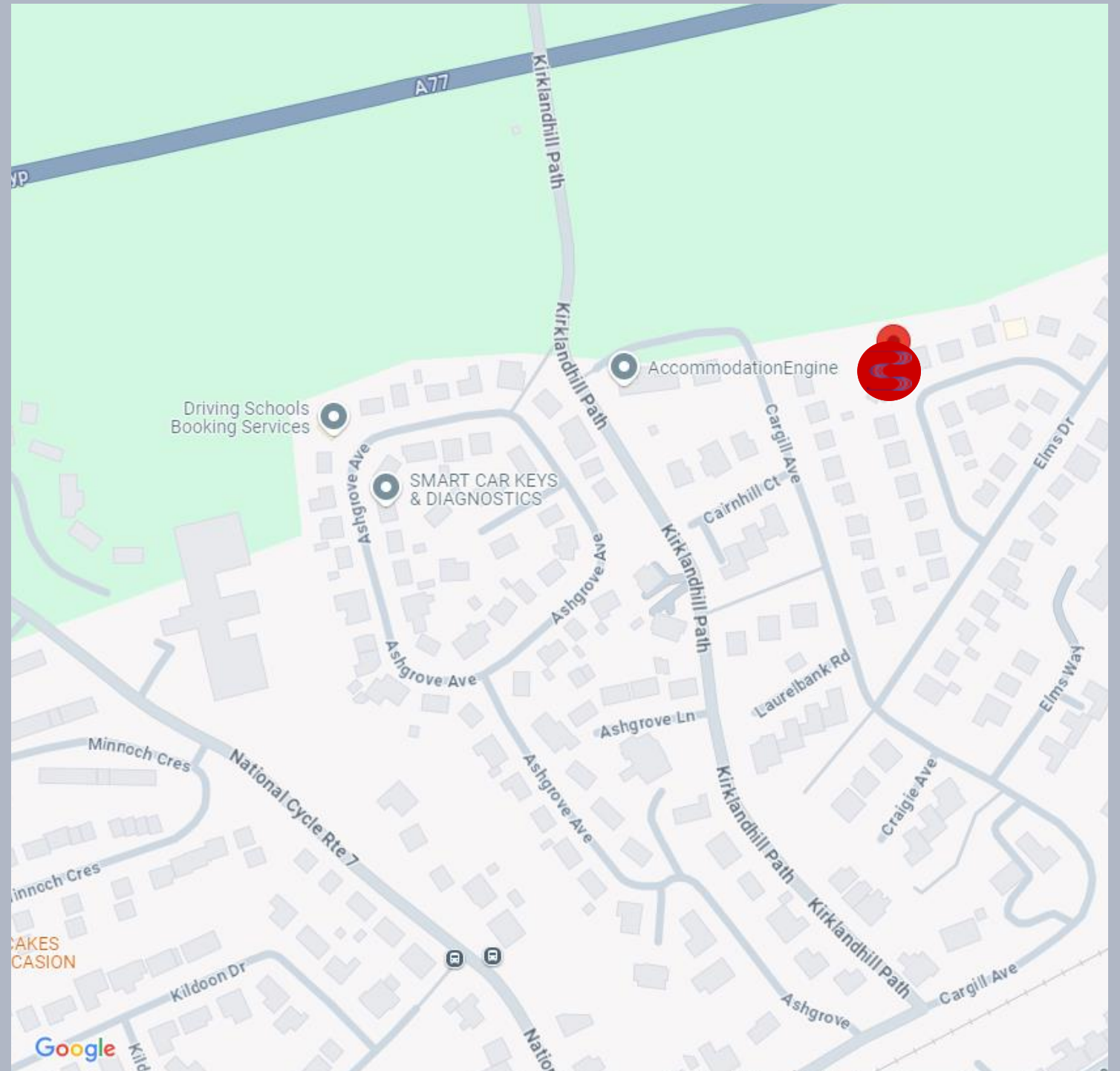
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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
T: 01456 715 065 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: troon@bruachproperty.com
T: 01292 690940 | F: 01292 737 570**

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