



A stylish two bed semi-detached villa with conservatory

- perfect for the discerning homeowner!

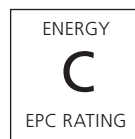
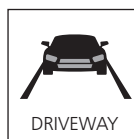


25 McAdam Way

Maybole, South Ayrshire, KA19 8FD



Scan Here!





MAYBOLE

SOUTH AYRSHIRE

25 McAdam Way is located in a quiet development in the popular town of Maybole, 9 miles south of Ayr. Maybole is attractively located in rolling South Ayrshire countryside, perfectly situated to small town living while offering quick and easy access to Glasgow, Ayr and Kilmarnock making it an ideal location for commuting. Glasgow being a mere hour and five minutes by car and 17 miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe. A 9 minutes walk is a mainline train station with links to Ayr and Glasgow and Stranraer in the south; Glasgow takes just over an hour, with several trains every hour stopping in Ayr, making it an ideal commuter town.

Maybole offers a selection of shops, cafes and pubs and is well served by banks, doctors, pharmacies, post office, library and primary and secondary schools. Leisure activities include a swimming pool, bowling green and nine hole golf course. Nearby Ayr offers an excellent range of additional shopping, professional and more recreational facilities.

The Ayrshire coast a few miles away is famous worldwide for golf with championship courses at Royal Troon, Prestwick and Turnberry





25 McADAM WAY

MAYBOLE, SOUTH AYRSHIRE

Part Exchange Available! We are delighted to bring to the market this lovely, two bedroom, semi-detached villa with conservatory in a popular location. Without doubt, this one of the most deceptively spacious and attractive properties available! This property would be a fantastic acquisition for a discerning home buyer as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities.

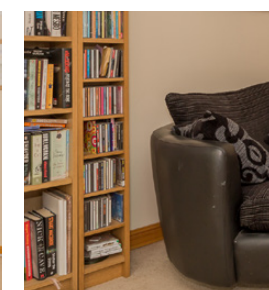
The architect who designed this house has been ingenious by creating a home that is contemporary bright and airy with maximum privacy. The light spacious hallway gives access to the two double bedroom with built in mirrored wardrobes, partly tiled family bathroom with separate shower and walk in cupboard. On the lower level, the spacious lounge giving scope to various furniture configurations and is flooded with light borrowed from the adjoining conservatory where the current owner loves entertaining and dining or simply

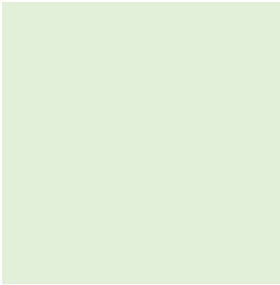
grabbing a coffee in the morning sunshine!

The modern kitchen has been professionally fitted with a range of contemporary floor and wall mounted units. It boasts a electric hob and oven and has an abundance of work surfaces with integrated fridge and space for a dishwasher, washing machine and freezer. A good size cloakroom with WC and two walk in cupboards completes the accommodation.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

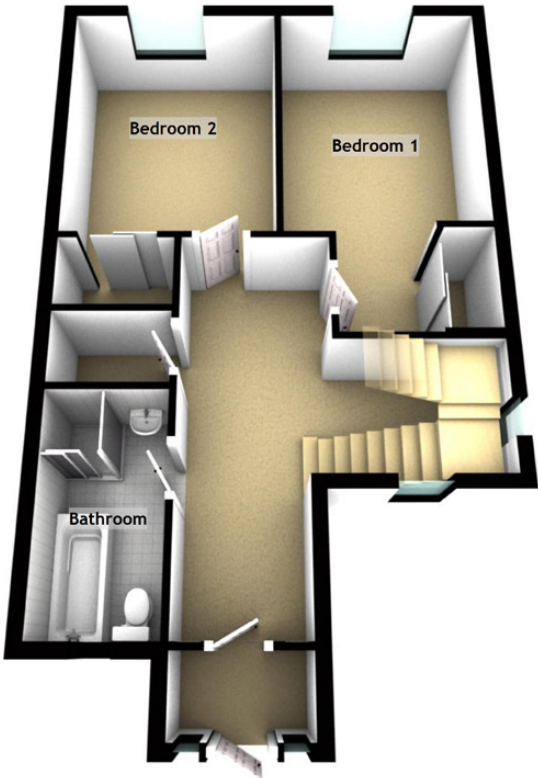
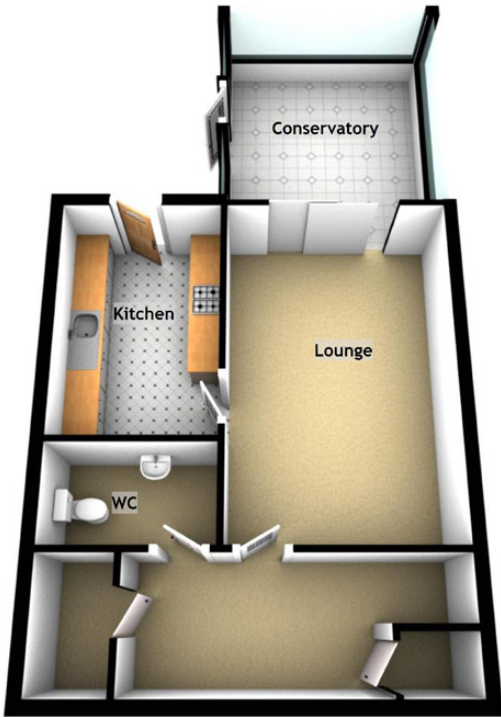
Externally, the back garden is a very private haven! It benefits from covered decking, patio and "secret garden" shed with electrics. It is perfect for outdoor living. The front the mono-blocked driveway gives space for three vehicles.





Ground Floor

Lower Ground Floor



Approximate Dimensions
(Taken from the widest point)

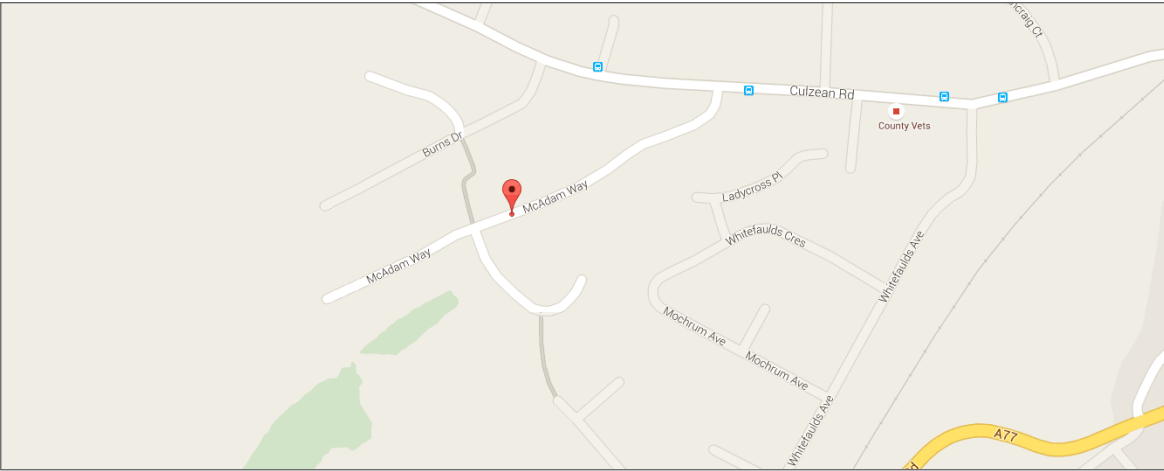
Lounge	5.10m (16'9") x 3.30m (10'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Conservatory	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	5.20m (17'1") x 2.90m (9'6")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
WC	2.10m (6'11") x 1.40m (4'7")

Bathroom 3.10m (10'2") x 1.60m (5'3")

Gross internal floor area (m²) - 103

Extras
(Included in the sale)

All fitted carpets and floor coverings, curtains and blinds,
integrated appliances and fixtures and fittings.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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